



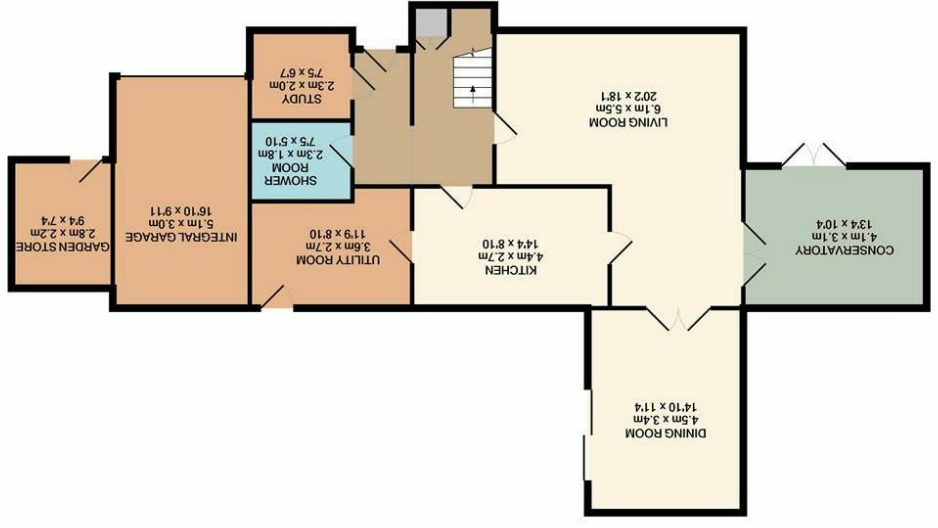
Norfolk Property
online.

Rudds Lane | Norwich | NR10
Offers in excess of £475,000

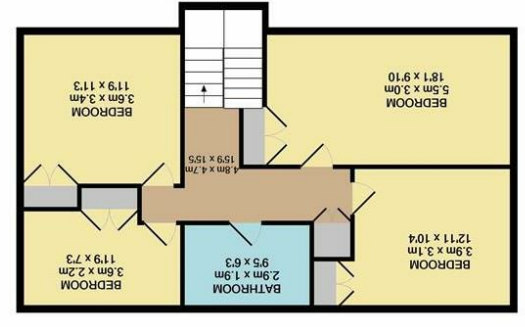
Energy Efficiency Rating	
Current	Potential
<p>England & Wales EU Directive 2002/91/EC</p>	
<p>Very energy efficient - lower running costs</p>	
<p>(92 plus) A</p>	
<p>(81-91) B</p>	
<p>(69-80) C</p>	
<p>(55-68) D</p>	
<p>(39-54) E</p>	
<p>(21-38) F</p>	
<p>(1-20) G</p>	
<p>Not energy efficient - higher running costs</p>	

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagoo (2021)



GROUND FLOOR
APPROX FLOOR AREA 117.50M² (1257 SQ.FT.)



1ST FLOOR
APPROX FLOOR AREA 68.50M² (733 SQ.FT.)

Norfolk Property online presents this mature, detached house. Occupying an exceptional corner plot, this home offers an ideal home for any growing family, with the first floor offering four double bedrooms and a family bathroom to the first floor, the ground floor comprises an inviting entrance hall, lounge, dining room, conservatory, kitchen, utility, shower room and study and benefits from oil fired central heating.

Externally, the mature gardens, offer a high degree of privacy, with access to the adjoining garage and garden room, complete with power and light, with additional garden sheds and greenhouse, making this an ideal opportunity for any keen gardener. The garden is also secure for dogs and children.

With an array of local amenities, including a well-regarded Reepham High School and College and Reepham Primary School, all within easy walking distance, this is a rare opportunity, with an internal viewing highly recommended.

