



**King & Co.**  
ESTATE AGENTS

5 MEADOW CLOSE, REEPHAM LN3 4ED  
£310,000







#### **ENTRANCE HALL**

With stairs rising to first floor, coving, fitted storage cupboard, radiator and tiled flooring.

#### **LOUNGE**

11' 10" x 15' 10" (3.61m x 4.84m) Having bow window to front and elevation and a further window to side elevation, multi fuel burner inset to chimney breast, radiator, TV aerial point and digital connection, coving and radiator.

#### **LIVING KITCHEN**

23' 4" x 15' 8" (7.13m x 4.79m) Boasting a comprehensive range of modern fitted units including;

1 1/2 ceramic sink and drainer unit inset to work surface with integral fridge abutting, space below for dishwasher and with the work surface continuing along the neighbouring wall having units both above and below including 5 ring stainless steel gas hob inset, extractor unit above and larder style unit to one end housing the double pyrolytic oven and grill.

To the neighbouring wall is a further work surface with units both above and below having space below for both automatic washing machine and tumble dryer.

Also with; appropriate wall tiling, window to side elevation, ample space for dining table and chairs and with wood effect laminate flooring continuing through to;







## **LIVING AREA**

With vaulted ceiling, double doors leading out to the adjoining rear garden patio, radiator, TV aerial point and digital points

## **CONSERVATORY**

19' 10" x 12' 9" (6.06m x 3.89m) Being of generous proportions, it boasts a UPVC construction with brick dwarf wall, part carpet part vinyl floor covering, power and lighting.

## **MASTER BEDROOM**

23' 6" x 10' 10" (7.18m x 3.32m) Boasting superb proportions giving real flexibility to its layout; with UPVC double doors leading out to the rear garden patio, coving, radiator, carpet and with door to;

## **ENSUITE**

8' 4" x 5' 8" (2.55m x 1.74m) Having modern white suite comprising;

P-shapes bath with chrome mixer shower unit over, pedestal wash hand basin, low level WC; window to rear elevation, radiator, coving, vinyl flooring and appropriate wall tiling.

## **DRESSING ROOM**

8' 0" x 8' 6" (2.45m x 2.60m) Having fitted dressing table to part of one wall, radiator and carpet.

## **BEDROOM 3**

10' 0" x 10' 7" (3.07m x 3.23m) window to front elevation, radiator and carpet with open access to the;

## **DRESSING AREA**

6' 4" x 8' 2" (1.94m x 2.50m) Having window to the front elevation, carpet and radiator

## **FIRST FLOOR**

## **BEDROOM 2**

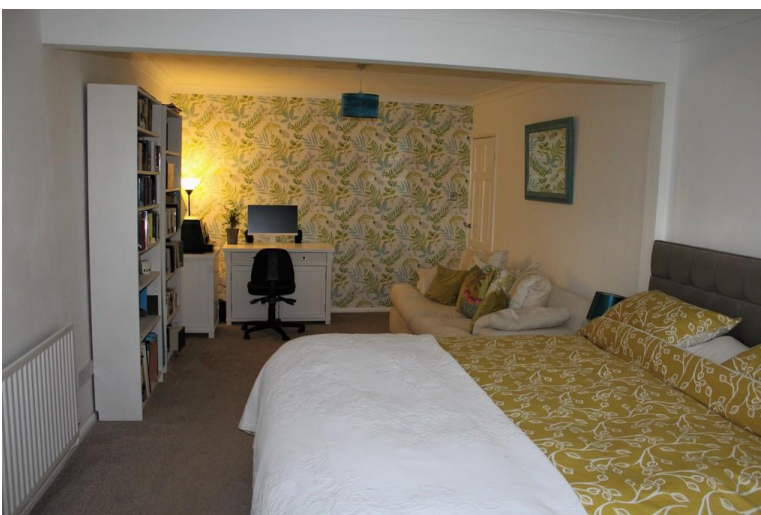
27' 1" x 13' 8" (8.26m x 4.18 reducing to 2.21m) Having been converted into one large room with separate WC it gives great flexibility to buyers as to how they wish to use the space. Enjoying windows to both front and rear elevations, sloping ceilings, 2 radiators, access to eaves, TV aerial point and carpet.

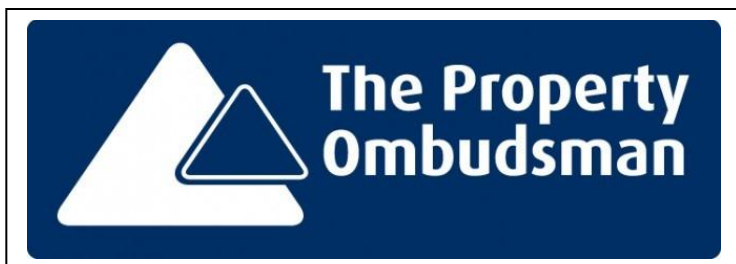
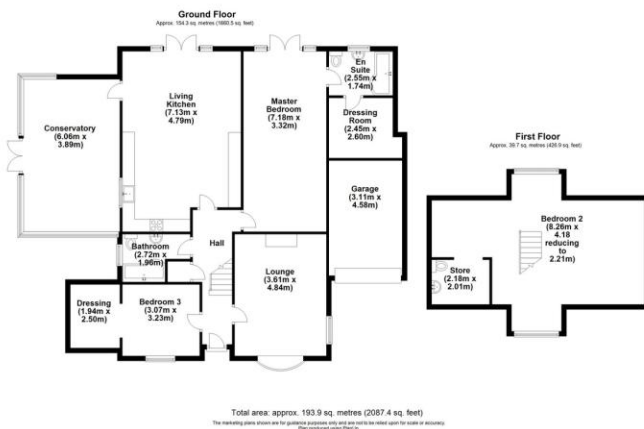
## **CLOAKROOM**

7' 1" x 6' 7" (2.18m x 2.01m) With low level WC, pedestal wash hand basin, sloping ceiling, Worcester Greenstar condensing boiler and vinyl flooring.

## **OUTSIDE**

Discreetly situated in the corner of this small cul-de-sac within the popular and desirable village of Reepham Stands this incredibly deceptive family home. Having been extended to its rear with a substantial conservatory





added and the addition of a loft conversion it provides incredibly versatile accommodation which must be seen in order to appreciate.

Approached over driveway providing off street parking for approximately 3 to 4 vehicles whilst also allowing access to the adjoining

## GARAGE

10' 2" x 15' 0" (3.11m x 4.58m) Having up and over door, power and lighting.

Being situated on a corner the rear garden and plot is deceptively spacious. Being majority laid to lawn wrapping around the property in an L shape with vegetable plots to one corner whilst having a sunken paved patio staining adjacent to the rear of the property access directly from both the living kitchen and the master bedroom.

## SERVICES

Mains electricity, water, drainage and gas are connected to the property. Central heating is provided to a radiator system from a gas fired boiler. The property is double glazed throughout. None of the service installations within the property have been tested.

## TENURE

We understand that the property is freehold. Vacant possession will be given upon completion.

## VIEWINGS

Strictly by prior appointment through the Agents office on 01522 525255

## ANTI MONEY LAUNDERING

King & Co are required to formally identify all parties to a transaction and will therefore, when negotiating a Sale, require to see proof of identification, e.g. Passport or Driving License / Utilities Bill, to conform with the Money Laundering Regulations 2003 and the Proceeds of Crime Act 2002.

