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THE STORY OF
2 Station Road

Reepham, Norfolk

SOWERBYS



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2 Station Road

Reepham, Norfolk,
NR10 4LF

Characterful Two Bedroom Period Cottage

First Floor Bathroom

Idyllic Location Close to Market Place

Walking Distance to a Wealth of Amenities

Gardens and Off Road Parking

Highly Desirable, Market Town Location

Nestled elegantly within the heart of the historic and popular market town of Reepham, this delightfully charming cottage showcases a wealth of period features alongside a prime location, just a short stroll from the bustling Market Place. With off road parking, two sections of garden, and a spacious first floor bathroom, the cottage provides an enviable and charming town centre home with none of the usual compromises.

The front room ensures a warm welcome home, with elegant ceiling heights and a fine feature fireplace flanked by original

carpentry. This south-facing room is flooded with reams of natural light and leads nicely through to the well-equipped kitchen/breakfast room at the rear of the home.

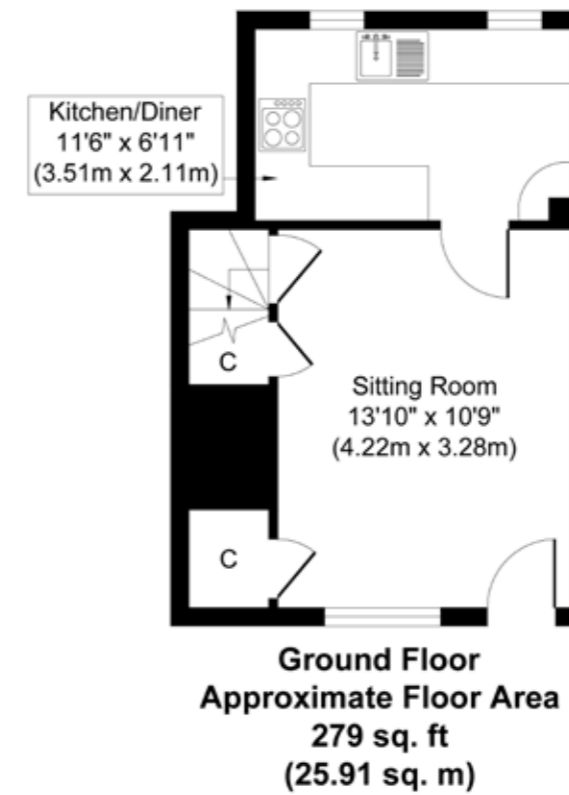
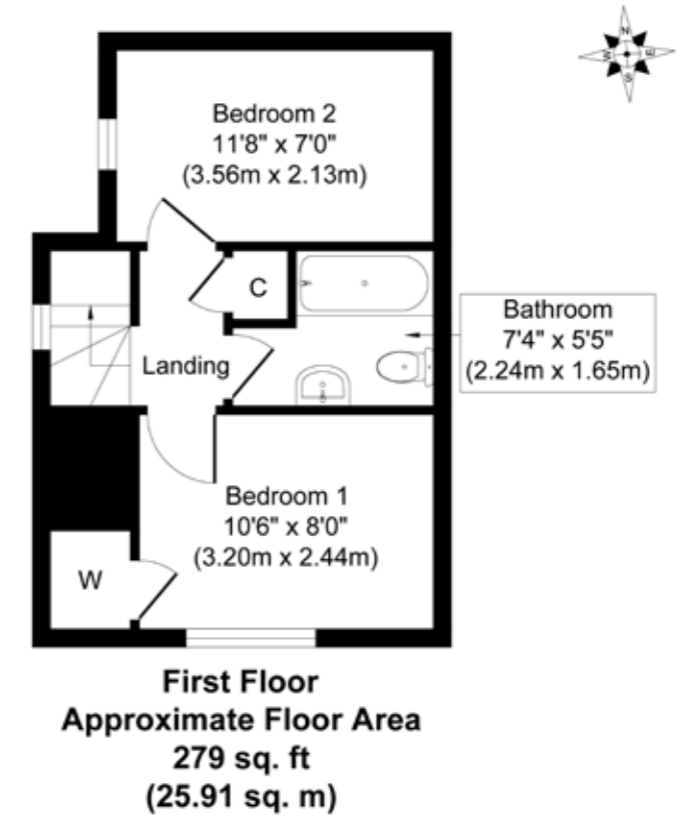
Upstairs, the family bathroom is flanked by two charming bedrooms. The principal bedroom to the front of the cottage enjoys quintessential views of the eclectic and meandering architecture of Reepham, whilst the second bedroom would make for excellent guest accommodation or even serve as an opulent dressing room to the main bedroom.

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Outside, an immediate section of enclosed garden offers ample space for a sunny and private seating area, whilst the further front garden offers a sunny barbecue area and a generous section of raised beds for the avid gardener. All this deceptively spacious and practical outside space is well-complemented by a separate, brick-built store.

Off road parking to the front completes what is a generous outside offering for a quaint and central cottage.

“...a delightfully, charming cottage showcasing a wealth of period features.”



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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



Reepham

IN NORFOLK
IS THE PLACE TO CALL HOME



Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its 'market town' status since 1277, continuing to hold a market in the square every Wednesday.

There's a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an 'outstanding' secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts.



According to legend the town once had three churches, built by three sisters - as depicted on the town sign - although the remains of only one are present today and St Mary's is the single parish church.

The market town of Aylsham is a short drive away, and offers a wide selection of amenities, and the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, galleries and individual boutiques, as well as the highly regarded Gresham's School. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Note from Sowerbys



"This is a home with personality, the front reception room especially is full of character."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric panel heaters.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

F. Ref:- 0946-2857-6331-2100-9841

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///handyman.spicy.magically

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