

MEACOCK & JONES

4 Bedrooms

House - Detached

Located in Sparham

OIEO £600,000



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4 Woodlands Court Sparham

Norwich | | NR9 5QX



An attractive and beautifully maintained four bedroom detached family residence, occupying a delightful plot of approximately 0.228 acre within a small private development in the picturesque Norfolk village of Sparham. The property enjoys a peaceful semi-rural setting, with established gardens wrapping around the house, a substantial detached double garage and workshop, and falls within the catchment area for the highly regarded Reepham High School.

Woodlands Court is an attractive private road comprising a collection of individual homes, conveniently positioned within easy reach of the surrounding Norfolk countryside and the historic market town of Reepham.

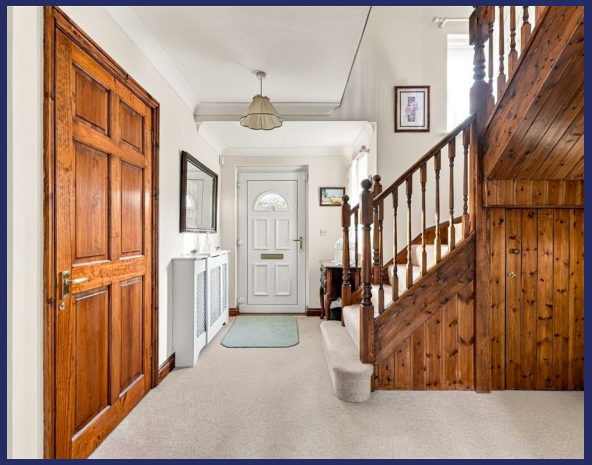
This appealing detached residence offers well-planned and versatile family accommodation, complemented by a particularly generous plot extending to approximately 0.228 acre, with maximum dimensions of 83' in depth and 90' in width. The gardens extend around the house, providing a pleasant sense of space and attractive views from many of the principal rooms.

The property offers approximately 1,822 sq ft of internal accommodation, together with a substantial detached double garage and adjoining workshop, providing an overall floor area of approximately 2,241 sq ft.











4 Woodlands Court

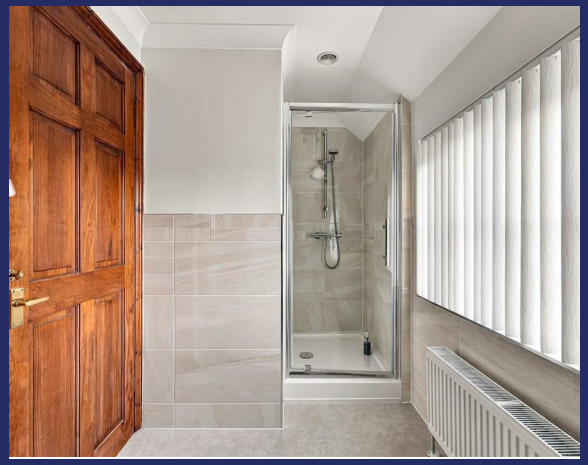
Offers Over £600,000 FREEHOLD

- Attractive Four Bedroom Detached Family Home
- Established Wraparound Gardens – 0.228 Acre Plot
- Reepham High School Catchment Area
- Separate Dining Room & Refitted Kitchen/Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Delightful Semi-Rural Village Setting
- Maximum Plot Dimensions 83' x 90'
- Spacious Dual-Aspect Living Room
- Utility Room & Ground Floor Cloakroom
- Detached Double Garage & Workshop – Total 2,241 Sq Ft















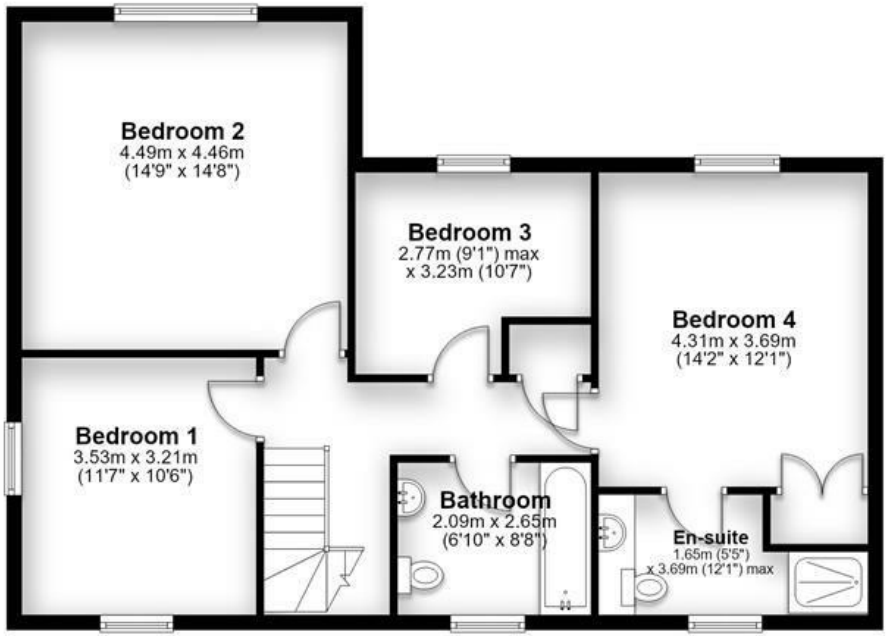
Ground Floor

Approx. 127.4 sq. metres (1370.9 sq. feet)



First Floor

Approx. 80.8 sq. metres (869.9 sq. feet)



Total area: approx. 208.2 sq. metres (2240.7 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property's dimensions or layout.
Plan produced using PlanUp.

Ground Floor

First Floor

Outside

Location

Agent's Note

MEACOCK & JONES

106 Hutton Road

Shenfield

Essex

CM15 8NB

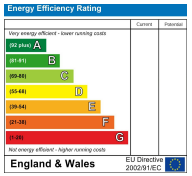
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Council Tax Band: E

Local Authority: Breckland District Council



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.