

Arnolds | Keys



The Rectory, Church Road, Reedham, NR13 3TZ
Guide Price £595,000



Property Features

- Riverside Village
- Stunning Location
- Five Bedrooms Detached Family Home
- 1.27 Acre Ground (stms)
- Three Reception Rooms
- Utility Room
- En-suite Shower Room and Family Bathroom

*****CHAIN FREE WITHIN A SOUGHT-AFTER LOCATION*****



The private driveway leads you to this impressive, detached house in a stunning location beside the Church and standing in grounds stretching to 1.27 acre (stms). With FIVE BEDROOMS, galleried landing, three reception rooms and mature gardens. It makes the perfect family home.

ENTRANCE HALL

Arched brick entrance with single glazed windows and door. Radiator.

INNER LOBBY

Radiator. Door to garage.

CLOAKROOM

White WC and suspended hand wash basin with tiled splashback. UPVC double glazed window to side.

INNER HALLWAY

Woodblock floor. Radiator. Walk-in understairs cloaks/storage cupboard. Stairs to first floor landing.

LOUNGE

Two radiators. Open fireplace with adjacent log recess. UPVC double glazed windows to side and rear aspects. UPVC door with double glazed panels to the rear garden.

FAMILY ROOM

Radiator. Telephone points. UPVC double glazed window to front aspect. UPVC door with double glazed panels to the side garden.

DINING ROOM

Woodblock floor. Two radiators. High ceiling with tongue and groove boarding. Serving hatch from kitchen. UPVC double glazed sliding patio door to the rear garden.

KITCHEN

Worktops with an inset stainless steel single drainer sink with mixer tap. Tiled splashbacks. Matching wall cupboards with some lighting below. Space for an

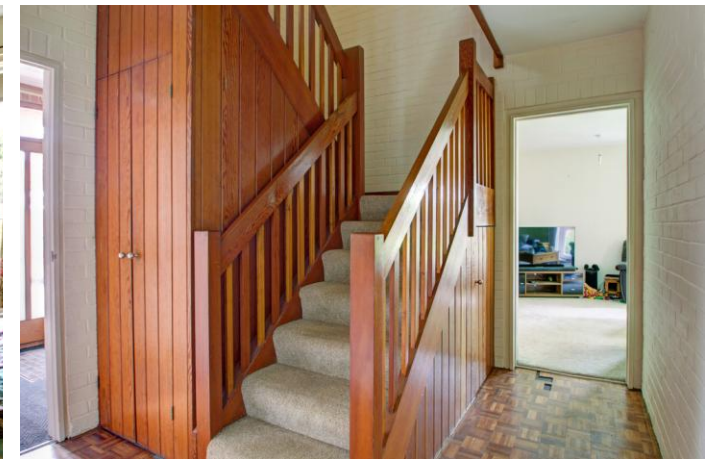


electric cooker with a concealed extractor above. Utility space below worktop with plumbing for dishwasher. Small breakfast bar. Space for fridge/freezer. Built-in shelved pantry cupboard. Radiator. UPVC double glazed window to rear aspect.

UTILITY ROOM

Belfast sink with tiled splashback. Plumbing for washing machine. Free-standing oil-fired boiler. UPVC door with double glazed panel to side.







FIRST FLOOR

GALLERIED LANDING

Overlooking the dining room. Two radiators. Deep walk-in storage cupboard. Built-in airing cupboard with slatted shelves and a hot water cylinder with immersion heater. Loft access hatch.

BEDROOM ONE

Radiator. Two built-in double wardrobes. UPVC double glazed windows to side aspect.

BEDROOM TWO

Two radiators. Suspended hand wash basin. Low doors to a large built-in storage cupboard. UPVC double glazed window to side aspect with a view of the church.

BEDROOM THREE

Radiator. UPVC double glazed window to side aspect.

BEDROOM FOUR

Radiator. Built-in storage cupboard. UPVC double glazed window to side aspect.

BEDROOM FIVE

Radiator. UPVC double glazed window to front aspect.

BATHROOM

White panelled bath with mixer tap and shower attachment and tiled surround. Pedestal wash basin with tiled splashback. Radiator with towel rail. UPVC double glazed window to side aspect.

SHOWER ROOM

Corner shower cubicle with a mixer shower and sliding screen door. White WC and suspended wash basin with tiled splashback. Radiator. UPVC double glazed window to side.



OUTSIDE

A private driveway beside the church leads to the property and widens to provide parking/turning space. There is a part integral garage with up and over door, light and power, UPVC door with double glazed panel to the side garden. The gardens are an important feature of the property, being part walled and laid predominantly to lawn with mature trees. Part of the lower section of the garden is subject to Broads Authority protection (BA/2018/006/TPO). Brick and tile storage sheds and a wood store beside the house and garage.

LOCATION

Reedham is a popular village on the River Yare between Norwich and Great Yarmouth. The village has a convenience store, post office, nursery and primary school, two public houses, an animal adventure park and a rail station on the Norwich to Great Yarmouth line. A much wider range of amenities are available in Acle. Reedham is surrounded by beautiful countryside, popular with both ramblers and cyclists alike.

AGENT NOTES

The purchaser will be required to change the name of the house from The Rectory to one which cannot associate the house to the church, Parish or Diocese.

The deeds and documents of title having been lost the land is subject to such restrictive covenants as may have been imposed thereon before 15 August 2008 and are still subsisting and capable of being enforced. Interested parties should discuss this with their solicitor to obtain guidance regarding Indemnity Insurance.

Tenure: Freehold

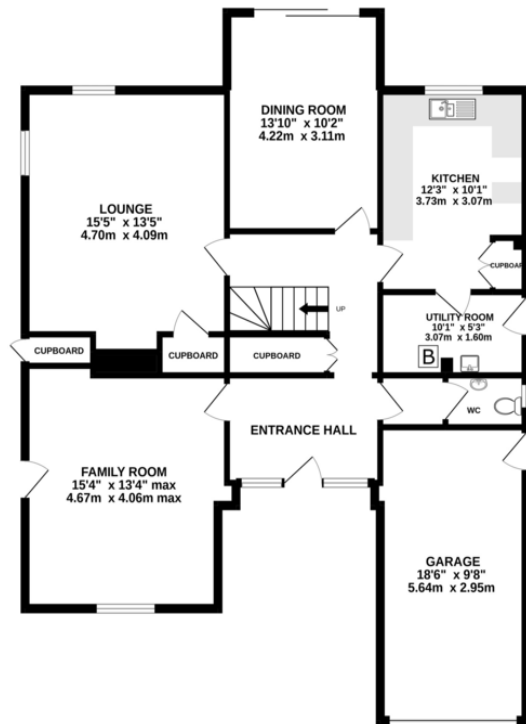
Council Tax Band: F - Broadland District Council

EPC Rating: E

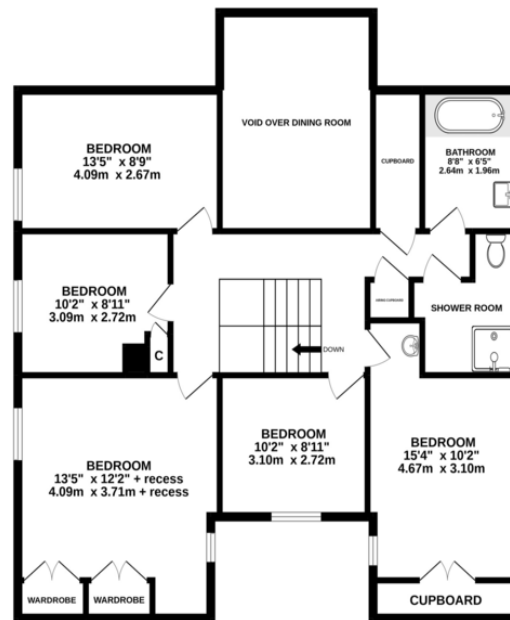
Oil fired central heating with radiators

Mains water & drainage

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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