



Holly Farm Road, Reedham, Norwich

Guide Price £650,000 - £675,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain
- ✓ Substantial Detached Family Home
- ✓ Self Contained Annexe
- ✓ Field & Distant River Views
- ✓ Three Reception Rooms
- ✓ Up to Five Double Bedrooms
- ✓ Private Gardens & Balcony
- ✓ Double Garage & Gated Driveway

To arrange an accompanied viewing please call our Brundall Office on 01603 336556





NO CHAIN. This INDIVIDUAL and BESPOKE BUILT detached family home, occupies an ELEVATED POSITION with FIELD and DISTANT RIVER VIEWS. With a SELF CONTAINED ANNEXE – ideal for letting and over 2800 sq ft of accommodation, the property is FLEXIBLE and VERSATILE in its layout - with every room being LARGE and SPACIOUS, with ample storage throughout the property, BIG PICTURE WINDOWS and CENTRAL HEATING installed. Set back from the road, the gated sweeping driveway leads to the DOUBLE GARAGE, main property and annexe, with PRIVATE LAWNED GARDENS to rear. Internally, the RECEPTION HALL leads to the sitting room, dining room, study/bedroom, cloakroom and KITCHEN/BREAKFAST ROOM - with the utility room beyond. Upstairs, the landing leads to the family bathroom with ample space for a shower and bath, along with THREE DOUBLE BEDROOMS - with the main bedroom offering a DRESSING ROOM and EN SUITE. The ANNEXE is adjacent to the sitting room, with a garden room, sitting room, bedroom, bathroom and kitchen.

#### LOCATION

Reedham is a typical country village, with an active village life, local shops, public houses and a rural Train Station. The village is set on the water, and offers picturesque surroundings, with amazing country walks. The Riverside offers various shops, post office, public houses, and access to the Reedham Chain Link ferry which heads towards Beccles, and the Reedham Train Station for easy access to Norwich, Lowestoft and Great Yarmouth. Acle, the nearest service village, offers a wider range of amenities and is only a short drive.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 3TH), but to help you...Leave Norwich on the A47 heading towards Great Yarmouth heading over the Brundall roundabout and through the single carriageway section, taking the slip road signposted Acle to your left. At the roundabout turn right signposted Reedham and turn right at the mini roundabout heading towards and through the villages of Moulton St Mary and Freethorpe. Upon entering Reedham, turn left onto Pottles Lane, which becomes Church Road and then a right hand turn onto Mill Road. Follow the road, turning left onto Holly Farm Road, where the property can be found indicated by our 'For Sale' board.

#### AGENTS NOTE

Potential purchasers should be aware that the adjoining annexe has its own formal address and is rated separately for council tax purposes. The main house is band F, and the annexe, band A. Details are available regarding the affordable running costs, please contact Starkings and Watson for further information.

Occupying an elevated position, a gated drive leads to the main property, with lawned gardens either side. Access leads to the rear garden, whilst front access leads to the main property and annexe.

Entrance door to:

#### ENTRANCE HALL

14' 11" x 9' 6" Max (4.55m x 2.9m) Tiled flooring, radiator, obscure double glazed window to front x2, stairs to first floor landing, built-in cloaks storage cupboard, coved ceiling, doors to:



### SITTING ROOM

21' 4" x 13' 10" Max (6.5m x 4.22m) Electric flame effect fire set within decorative surround and hearth, fitted carpet, radiator x3, double glazed window to front, double glazed window to rear, double glazed door to rear, television and telephone points, coved ceiling, double doors to:

### DINING ROOM

15' x 9' 5" Max (4.57m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling, door to entrance hall.

### KITCHEN/BREAKFAST ROOM

13' 10" x 10' 5" Max (4.22m x 3.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker, and extractor fan over, space for fridge, space for breakfast table, tiled flooring, radiator, double glazed window to side, coved ceiling, door to:

### UTILITY ROOM

13' 11" x 6' 7" Max (4.24m x 2.01m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to rear, double glazed door to rear, floor standing oil fired central heating boiler, coved ceiling with recessed spotlights.

### BEDROOM/STUDY

13' 11" x 9' 11" (4.24m x 3.02m) Fitted carpet, radiator, double glazed window to side, coved ceiling.

### CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, coved ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, built-in double airing cupboard, built-in eaves storage access, coved ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

15' 9" x 13' 10" Max (4.8m x 4.22m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, television point, built-in eaves storage access, coved ceiling.

### FAMILY BATHROOM

10' 6" x 9' 5" Max (3.2m x 2.87m) Five piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled bath with mixer tap, bidet, shower cubicle with electric power shower, tiled splash backs, tile effect flooring, radiator, double glazed window to rear, coved ceiling.

### DOUBLE BEDROOM

17' 7" x 11' 8" Max (5.36m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

### MAIN BEDROOM DRESSING ROOM

13' x 9' 7" Max (3.96m x 2.92m) Fitted carpet, radiator, Opening to bedroom, door to:







#### EN SUITE

11' 1" x 5' 8" Max (3.4m x 1.75m) Two piece suite comprising hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled power shower, tiled splash backs, fitted carpet, radiator, roof light window to side, coved ceiling.

#### DOUBLE BEDROOM

13' 11" x 13' 10" Max (4.24m x 4.22m) Fitted carpet, radiator, sliding patio door to front balcony, range of built-in bedroom furniture, coved ceiling.

#### BALCONY

21' 3" x 3' 10" Max (6.5m x 1.18m) Walk out balcony with space for a bistro set. River views. Could be enhanced.

#### OUTSIDE

The rear garden is laid to lawn, whilst enjoying field views to rear. Various seating areas can be found, whilst the side garden is dedicated to being a working garden, with a glass house, vegetable beds and planting. Two oil tanks serve the properties, with gated access to the driveway.

#### ANNEXE

Obscure double glazed entrance door to:

#### ANNEXE ENTRANCE HALL

8' 6" x 7' 10" Max (2.6m x 2.4m) Tiled flooring, telephone point, floor standing oil fired central heating boiler, built-in cloaks storage cupboard, built-in airing cupboard, coved ceiling, doors to:

#### KITCHEN

11' 10" x 9' 10" Max (3.61m x 3m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for washing machine, space for tumble dryer, space for dining table, tiled flooring, radiator, double glazed window to side, coved ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under, tiled bath with mixer tap, tiled splash backs, tiled flooring, radiator, obscure double glazed window to side.

#### SITTING ROOM

14' 10" x 11' 10" Max (4.52m x 3.61m) Fitted carpet, radiator, double glazed window to side, television point, thermostat heating control, coved ceiling, door to:

#### DOUBLE BEDROOM

11' 9" x 9' 10" (3.58m x 3m) Fitted carpet, radiator, double glazed window to front, coved ceiling, door to:

#### GARDEN ROOM

11' 11" x 9' 2" (3.63m x 2.79m) Tiled flooring, radiator, double glazed window to front, double glazed window to side, double glazed French doors to front, television point.

#### DOUBLE GARAGE

21' 5" x 18' 9" Max (6.53m x 5.72m) Up and over door to front, window to side x2, door to rear, power and lighting. The garage is currently partitioned into two single garages.





**Approx. Gross Internal Floor Area 2845 sq. ft / 264.30 sq. m**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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