

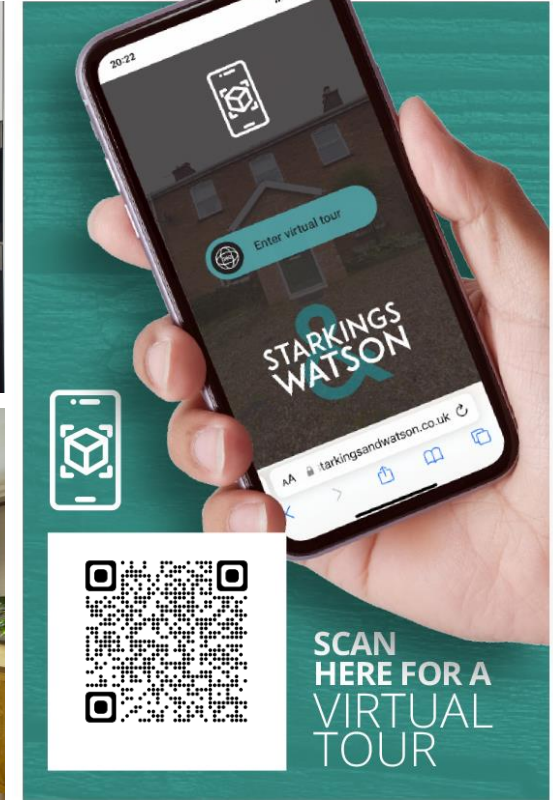
YAREVIEW CLOSE

Reedham, Norwich NR13 3SZ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

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- No Chain
- Elevated Position with Parking & Garage
- Lawned Gardens with Vegetable Plot
- Two Reception Rooms
- Re-fitted Kitchen/Dining Room
- Four Bedrooms
- En Suite & Family Bathroom
- Walking Distance to Train Station

IN SUMMARY

NO CHAIN. WITHIN WALKING DISTANCE to Reedham TRAIN STATION, this detached FAMILY HOME occupies an ELEVATED POSITION with over 1300 Sq. ft (stms) of accommodation and THERMAL LINED SUMMER HOUSE which is an IDEAL HOME OFFICE. With a 2022 installed KITCHEN/dining room, and replacement central heating boiler some six years ago, the property is ready to move in and place your own mark on it. With a TRADITIONAL LAYOUT and further potential to re-model, extend or convert the garage (stp), the property truly can be a long term home. At present the hall entrance offers built-in STORAGE, with doors to the dining room, SITTING ROOM with FRENCH DOORS to rear, cloakroom, and the 21' KITCHEN/DINING ROM with FEATURE WORK SURFACES and INSET BUTLER SINK, with a UTILITY ROOM beyond. Upstairs, FOUR BEDROOMS with BUILT-IN WARDROBES lead off the landing including the main bedroom with an EN SUITE, and further family bathroom.

SETTING THE SCENE

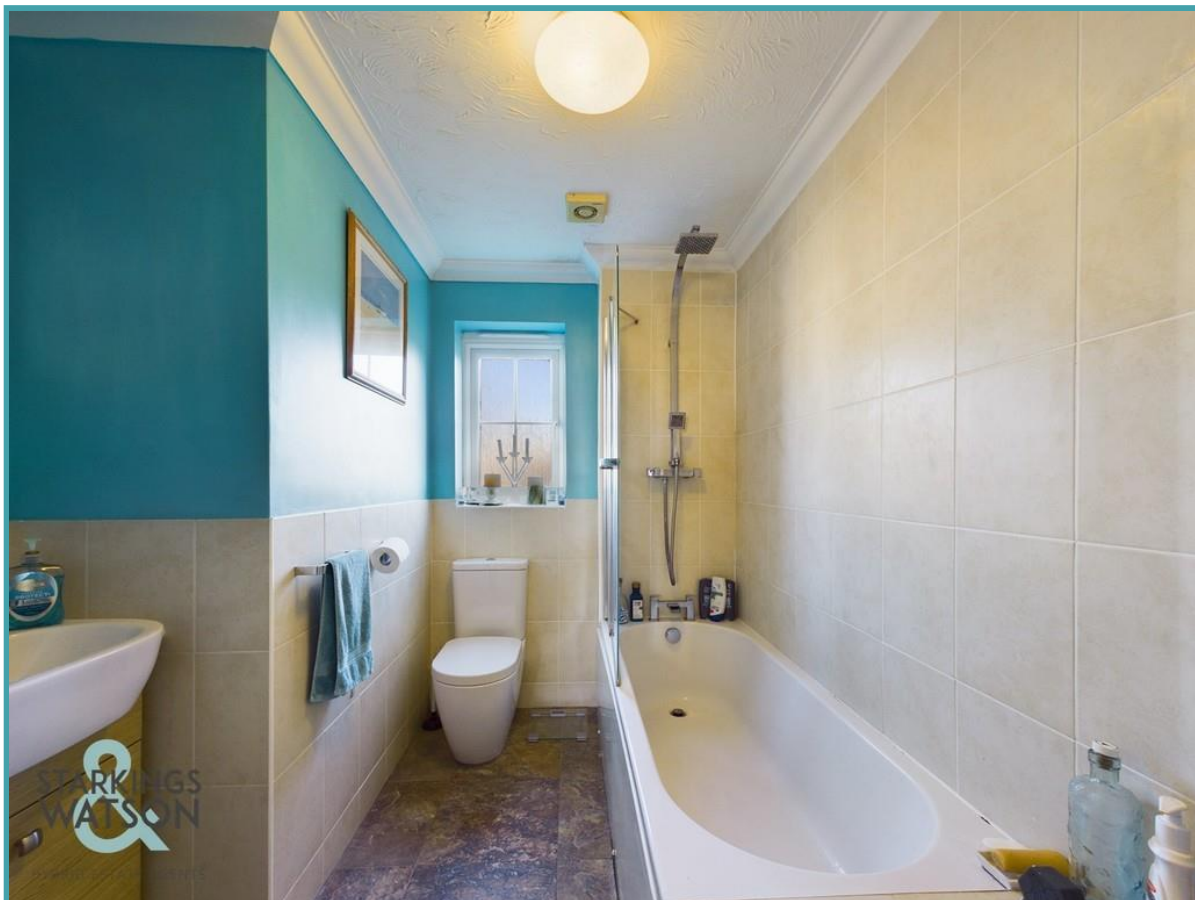
Located on a sweeping shared driveway serving only a small number of homes, the private driveway and garage can be located to the right of the main property, with further parking to the front lawned garden. Various hedging and shrubbery offers screening, whilst a gated access leads to the rear garden.

THE GRAND TOUR

Stepping inside the front door, wood effect flooring with a recessed door mat can be found in the entrance hall, with stairs to your right and useful storage below. Doors firstly lead to the dining room which is currently used as a study, again with wood effect flooring, but also a bright and sunny view across the front drive. Adjacent, the sitting room offers ample space for soft furnishings and is ideal for a wall mounted television, whilst twin windows and French doors lead to the rear garden. Back in the entrance hall a half tiled cloakroom with wood effect flooring services the ground floor. The 21' kitchen/dining room was recently re-fitted to incorporate contrasting white and grey high gloss units with a striking square edge work surface. Inset is the ceramic butler sink and Bosch electric ceramic hob, and built-in 'Bosch' electric oven and microwave combination. An integrated fridge freezer and dishwasher are also included. A feature breakfast bar can be installed to one side, which also has more than enough space for a table. The door to the utility room offers borrowed light through the glazing, whilst this versatile room is an ideal laundry space. Upstairs, the galleried landing leads to all four



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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bedrooms which house built-in wardrobes, and an en-suite to the main bedroom, with the others using the main family bathroom with a rainfall shower over the bath.

THE GREAT OUTDOORS

The rear garden is much bigger than you first realise, with a timber decked seating area ahead, with a timber walkway and assortment of greenery. A low level picket fence encloses a lawned and shingled low maintenance space, with French doors into the dining room. Heading up the garden, the lawns continue with enclosed timber fenced boundaries, timber shed, and a useful timber built and thermal lined summer house or home office. The garage is located to the front with a rear access, whilst being finished with an up and over door to front, door to front, power and lighting. The property is finished with uPVC double glazing and oil fired central heating.

OUT & ABOUT

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.

FIND US

Postcode : NR13 3SZ

What3Words : ///juggler.streamers.heartache

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
 1340.99 ft²
 124.58 m²

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