

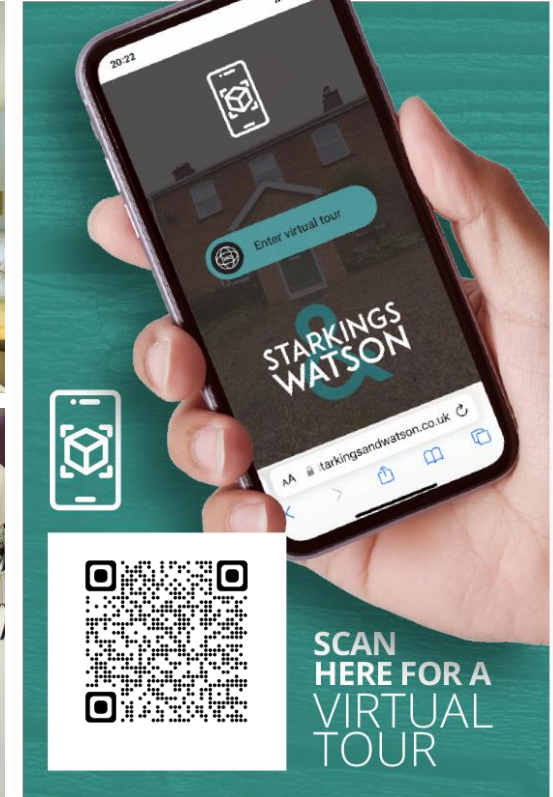
THE HILLS

Reedham, Norwich NR13 3TN

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- Semi-Detached Cottage
- Extended & Flexible Layout
- Close to 1500 Sq. ft (stms)
- Three Reception Rooms
- Open Plan Kitchen/Breakfast Room
- Three Bedrooms
- En Suite & Family Bathroom
- Private Non-Overlooked Gardens

IN SUMMARY

With an attractive OAK BEAM front PORCH, this extended COTTAGE is set back from the road with a LARGE DRIVEWAY to front, and rear GATED ACCESS to further parking and a GARAGE/WORKSHOP. Having been EXTENDED the property is mainly OPEN PLAN, but can offer ground floor bedroom space or ANNEXE POTENTIAL. Internally, the layout includes a PORCH ENTRANCE, formal sitting room, OPEN PLAN DINING ROOM with FRENCH DOORS to the garden, and a useful SHOWER ROOM - potentially offering GROUND FLOOR BEDROOM or ANNEXE SPACE. The 17' KITCHEN offers potential for an island or central table, with a range of built-in units, and further GARDEN ACCESS. The SNUG is centred around the FEATURE FIRE PLACE which can include a wood burner for a cosy winters night! The FIRST FLOOR offers THREE BEDROOMS off the landing including the main bedroom with EN SUITE, and further FAMILY BATHROOM.

SETTING THE SCENE

Some 60ft (stms) of front driveway can be found, with ample parking and access to the main property. A side access leads to a rear gate and garage/workshop.

THE GRAND TOUR

With a uPVC obscure double glazed entrance door to front, you step into a useful porch entrance with tiled flooring and three windows to front. Flooded with light, this room has been a gym space, storage and also a study area - a true room of requirement. The sitting room is the first room you enter, offering a summer living space given its bright outlook. This open plan living space leads to the dining room - both of these reception rooms can be used in a different manner, potentially even a ground floor bedroom given the French doors which lead to the garden, and further door which goes to the shower room. The kitchen/breakfast room connects all of the living spaces, and the current vendors use free standing islands, but a new owner could use a large table or install a fixed island. Contrasting storage units can be found with space for white goods, and inset electric ceramic hob with an extractor fan over, and built-in eye level electric double oven. Stairs lead to the first floor, with a further door to the rear, and door to the snug/sitting room - centred on the brick built fire place. Carpeted and with two windows into the front porch, this cosy room is our vendors favourite winter retreat. Upstairs the three bedrooms lead off the landing - one facing to the rear, and two front - including the main bedroom with en suite double shower room. The family bathroom offers a wood effect flooring and large corner bath. The property is finished with uPVC double glazing and oil fired central heating.



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THE GREAT OUTDOORS

From the kitchen the vendors have created a secluded seating area, with adjacent lawned gardens and a range of planting. The garden not only is a private retreat, but also extremely functional. A brick built utility space screens the oil tank and offers good storage. An outside water supply, timber gate and large vehicular timber gate lead to the side. A shingle and lawned road way leads to the work shop and garage - with double doors to front, power and lighting.

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 3TN

What3Words : ///soldiers.devoured.then

VIRTUAL TOUR

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

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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Approximate total area⁽¹⁾
1484.43 ft²
137.91 m²

Reduced bedroom
6.69 ft²
0.62 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.