

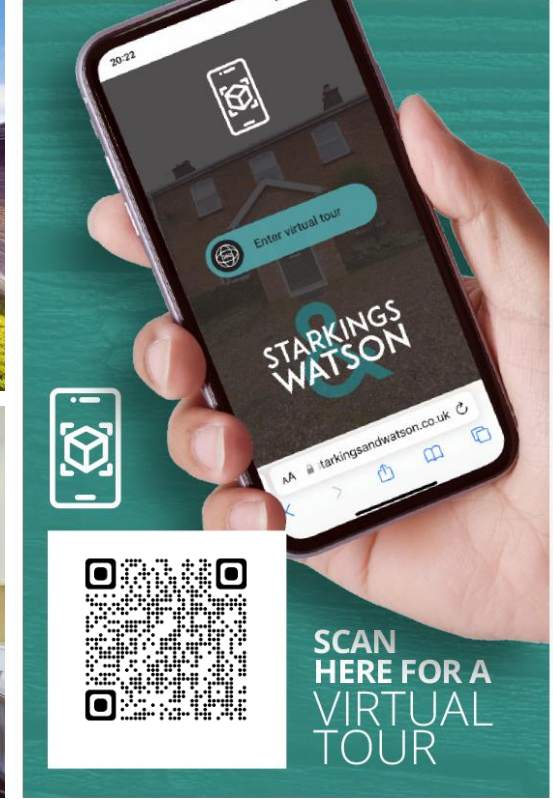
STATION ROAD

Reedham, Norwich NR13 3TB

Freehold | Energy Efficiency Rating : TBC

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

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- No Chain!
- Detached Bungalow with Views
- Potential to Update & Extend (stp)
- Gated Driveway & Outbuildings
- Bay Fronted Sitting Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Lawned Gardens to Front & Rear

### IN SUMMARY

NO CHAIN. Occupying a 0.20 ACRE PLOT (stms), this DETACHED BUNGALOW requires MODERNISATION, and offers POTENTIAL to EXTEND (stp). With various NEW WINDOWS and NEW FRONT DOOR, the property is ready to move in and upgrade over time. Occupying an ELEVATED PLOT and some far reaching views with a gated driveway, car port and outbuildings, the gardens WRAP around the property, with LAWNS to front and rear. The accommodation extends to some 823 Sq. ft (stms), with a CENTRAL HALL leading to the 15' BAY FRONTED SITTING ROOM, 12' KITCHEN, family bathroom and THREE BEDROOMS.

### SETTING THE SCENE

With an elevated position, timber gates lead to the driveway, with a timber fenced front boundary, lawned expanse, and variety of planting. A hard standing driveway offers parking, with a car port area and open access to the gardens which wrap around the property.

### THE GRAND TOUR

Heading inside, the central hall is finished with fitted carpet and an electric radiator, with doors leading to all rooms. To the right, the sitting room offers a front facing aspect and feature fire place, again with fitted carpet and an electric radiator. Opposite, the first of three bedrooms can be found, with a bay window and recess for a wardrobe. The second bedroom is double in size and looks over the rear garden, with the third bedroom being a single. Also off the hall is the three-piece family bathroom with tiled splash backs - with potential to install a shower over the bath. The kitchen sits to the far right, with a range of wall and base level units, integrated cooking appliances, and space for white goods. There is ample space for a table, whilst windows face to the side and rear.

### THE GREAT OUTDOORS

The gardens wrap around the property, and given the property's setting, they all remain private and usable. To the rear, a large grass area can be found, with a timber shed and brick-built store. Mature hedging encloses the boundaries, with an open aspect to the side car port.

### 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 the Reedham



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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 3TB

What3Words : ///drips.fight.televis

#### 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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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)  
823.49 ft<sup>2</sup>  
76.50 m<sup>2</sup>

HYBRID ESTATE AGENTS

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