



8 Quay Terrace  
Reedham | Norfolk | NR13 3TG

# SAILING INTO THE SUNSET



“Find your ‘happily ever after’ at this fabulous riverside home.

With superb, south-facing views over the water and across the marshes beyond, plus a large private mooring in a deeper stretch of the river, it’s perfect for anyone who loves the water. It’s recently been comprehensively renovated throughout, with great attention to detail and to a high specification, so there’s no work to do and you can move in and start enjoying the lifestyle from day one.”







# KEY FEATURES

- A fabulous End Terrace Waterside Property in the Village of Reedham
- Three Bedrooms and a Shower Room
- Principal Bedroom with Balcony providing Stunning Views
- Kitchen/Dining Room with Bi-Fold Doors to Patio Area
- Separate Utility Room and Ground Floor WC
- Sitting Room
- Enclosed Rear Garden and Parking
- Deep Water Mooring of 44ft on the River Yare
- The Accommodation extends to 1,341sq.ft
- Energy Rating: E

This waterside home has been given a stylish and luxurious makeover by the current owners and would be a beautiful family home or the perfect weekend bolthole. Walking distance from all the amenities of a village with a year-round community, it also has access to the best of the tourist hotspots in the area, so you can embrace the leisurely lifestyle and holiday feel, make the most of the Broads on your doorstep, or simply settle down and take in the stunning views.

## Lavished With Luxury

The owners of this impressive abode lived in the area for years and fully intended to return. They fell in love with the position of the property, looking out over the river to the marshes, and set about making it their dream home. Everything has been done to the highest standard using quality materials and fittings, with no expense spared. Sadly for the owners, their circumstances have changed and they won't be moving in themselves, but the property is ready for the new owners to enjoy everything it has to offer. And that's a lot!

## Spacious And Welcoming

Step into the house and you'll move through the porch into a bright and sunny south-facing sitting room with a feature fireplace the focal point. This is part open to the kitchen which has a central island and bifold doors to the south, as well as windows to the west. This is a lovely sociable room and has been fitted with top of the range appliances, including two Neff ovens, Neff microwave/grill, Neff coffee machine and an AEG induction hob in the island with a built-in extractor above. To the rear of the ground floor there's a useful cloakroom, plus a practical and stylish utility. All three bedrooms here are doubles and two have built-in wardrobes. The master has bifold doors onto a south-facing balcony. These doors frame the stunning views, so you can make the most of the outlook all year round. There's also a contemporary shower room on the first floor.







# KEY FEATURES

## Views From The Village

Outside, you have private parking to the side of the house and a pretty patio facing south, with raised borders filled with colourful planting. To the rear, you have a secluded garden, well away from neighbouring homes as a hill rises to the rear and gives you plenty of privacy. This is a lovely place to barbecue or soak up the sun while burying your nose in a book and it's been as beautifully finished as the house itself. The 44ft side-on mooring can be found over the road, with an area of lawn between the road and the river. You're not in any danger of flooding here, as there's a sea-wall style boundary along the river and the land here is much higher than the marshlands to the other side. You can enjoy all the benefits of life on the river without the downsides!

## Village Life

You'll see so much wildlife here and the fishing is brilliant too. As this is a popular area with holidaymakers, you're spoilt for choice when it comes to places to eat and drink – and several are just a short walk from here. You can also walk to the Post Office, farm shop, village hall and primary school. The village has a train station, taking you to Norwich, Great Yarmouth or Lowestoft.









WELCOME













































# INFORMATION

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## On The Doorstep

The village has a train station taking you to Lowestoft or Norwich in 15 mins, with a connecting train from Norwich taking you on to London in 90 mins. There is also a bus service to Gt Yarmouth. It has a primary school, 3 pubs, a unique chain link ferry which provides access to Suffolk, a farm shop and restaurant and a post office with tea room attached. The secondary school can be found at nearby Acle, which also provides a train station, supermarkets, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit [www.acle-village.info](http://www.acle-village.info) for more information). The location of Reedham is wonderful with its dramatic 'skylscapes' and views of open countryside, but just a 30 minute drive from the centre of Norwich.

## How Far Is It To?

The village of Reedham offers easy access to the town of Acle with schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit [www.acle-village.info](http://www.acle-village.info) for more information). The location is wonderful with its dramatic 'skylscapes' and views of open countryside. Reedham is a 30 minute drive from the centre of Norwich or you can board a train at Acle Station and be in the city in 15 minutes.

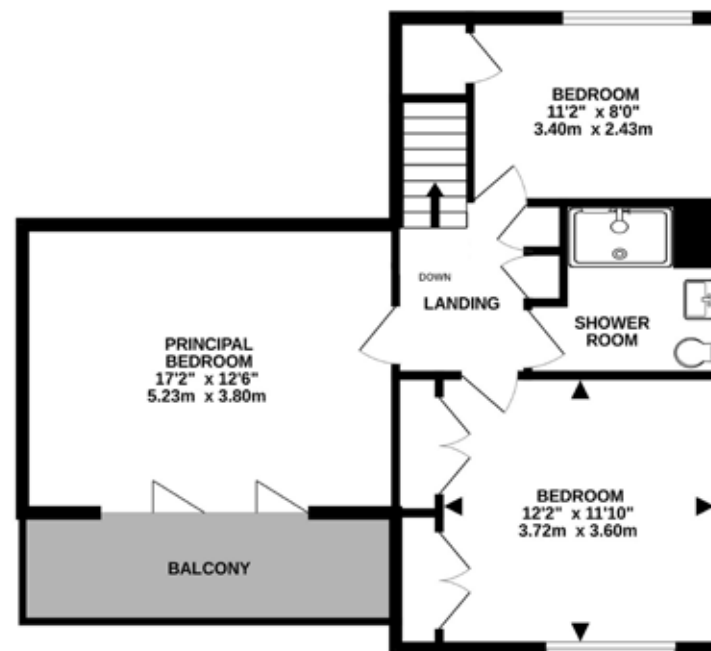
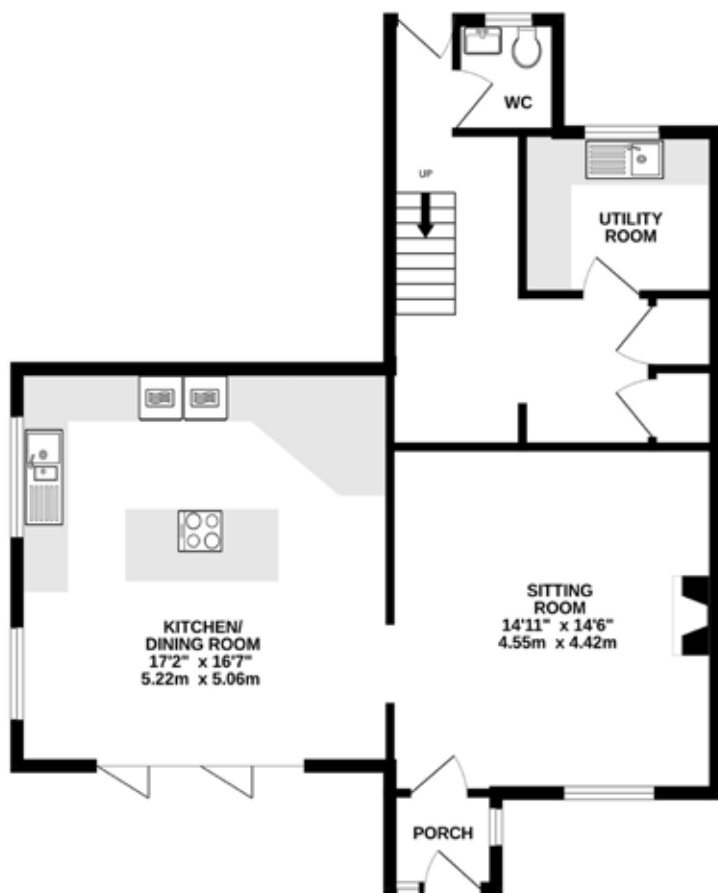
## Directions

Leave the market town of Acle heading towards Reedham, passing through the villages of Moulton St. Mary and Freethorpe. Cross over the railway tracks at Reedham Station and then turn left onto Station Road and then slight right onto Riverside, whereby the property will be found on the left handside.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadland District Council – Council Tax Band C  
Freehold





**GROUND FLOOR**  
746 sq.ft. (69.3 sq.m.) approx.

**1ST FLOOR**  
595 sq.ft. (55.3 sq.m.) approx.

**TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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