

BARN OWL CLOSE

Reedham, Norwich NR13 3FF

Freehold | Energy Efficiency Rating : B

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

FOR SALE  
PROPERTY



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STARKINGS  
WATSON

- Spacious Cul-De-Sac Setting
- Semi-Detached Home
- Modern Fitted Kitchen
- Sitting/Dining Room with French Doors
- Two Double Bedrooms
- Family Bathroom with Shower
- Open Front Aspect
- Lawned Garden & Tandem Driveway

#### IN SUMMARY

NO CHAIN. This MODERN semi-detached home occupies a TUCKED AWAY SETTING and currently BACKS onto FIELDS. The property has been WELL MAINTAINED and offers modern AIR SOURCE HEATING, with under floor heating downstairs. With AMPLE PARKING to the side, the WELL PROPORTIONED GARDEN to the rear offers a LAWN and PATIO. Internally, a hall entrance leads to the FITTED KITCHEN, where there is space for appliances, and a door to a useful CLOAKROOM. The SITTING/DINING ROOM is a fantastic size, with uPVC double glazed FRENCH DOORS opening straight onto the garden. Upstairs, TWO DOUBLE BEDROOMS can be found, including the main bedroom with VIEWS over the GARDEN. The family bathroom is spacious with a THREE-PIECE SUITE and a SHOWER over the bath.

#### SETTING THE SCENE

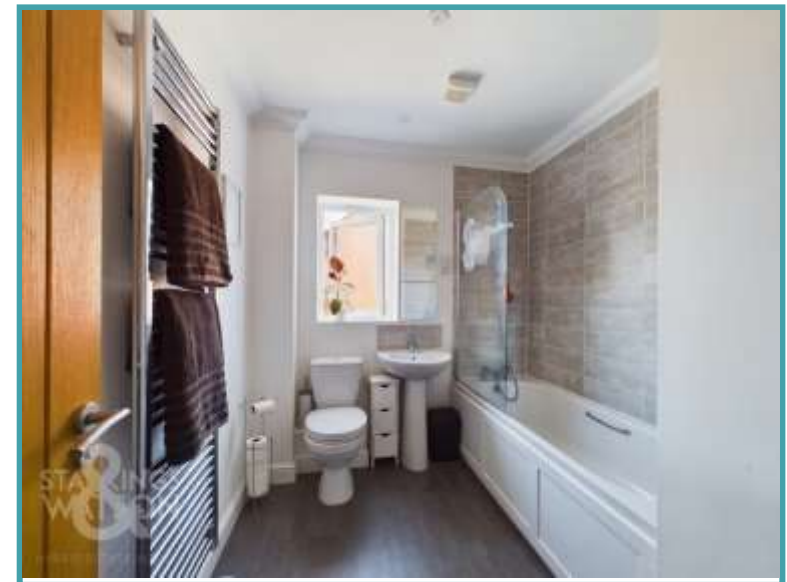
Situated at the back of a modern development, a lawned front garden with a brick weave pathway leads to the main entrance. The adjacent tandem brick weave driveway offers ample parking and gated access to the rear garden.

#### THE GRAND TOUR

Heading inside, the hall entrance offers fitted carpet and a recessed door mat, with the stairs leading to the first floor. Under floor heating runs through the ground floor, and a door leads into the fitted kitchen, with a range of high gloss wall and base level unit with wood effect work surfaces, and inset ceramic hob and electric oven. There is space for white goods, whilst a door leads into the adjacent cloakroom where there is a two-piece suite and ample space for coat and shoe storage. The sitting/dining room is located to the rear, with fitted carpet, built-in storage under the stairs and French doors opening onto the garden. Upstairs, the two bedrooms lead off the carpeted landing where there is also a built-in airing cupboard. The bedrooms are finished with fitted carpet, whilst the family bathroom offers a modern white three-piece suite, with tiled splash backs, heated towel rail and a shower over the bath.

#### THE GREAT OUTDOORS

The rear garden is a great size, and an enclosed blank canvas. With timber panelled fencing, the garden is laid to lawn, whilst a patio extends across the rear of the garden, with gated access to the driveway.



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#### 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 3FF

What3Words : ///blaring.daisy.instilled

#### VIRTUAL TOUR

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

#### AGENTS NOTE

It is understood the fields to the rear have been marked for future development.

**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

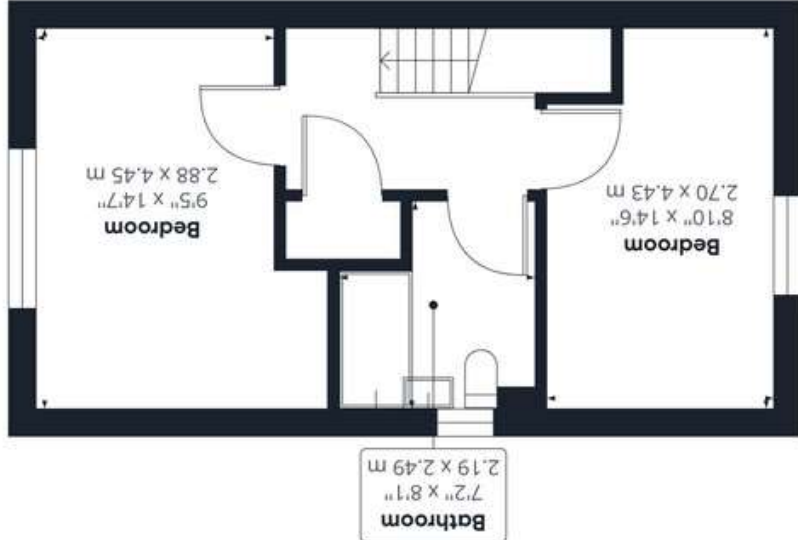
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 772.93 ft<sup>2</sup>  
 71.81 m<sup>2</sup>



Floor 1



Ground Floor

