

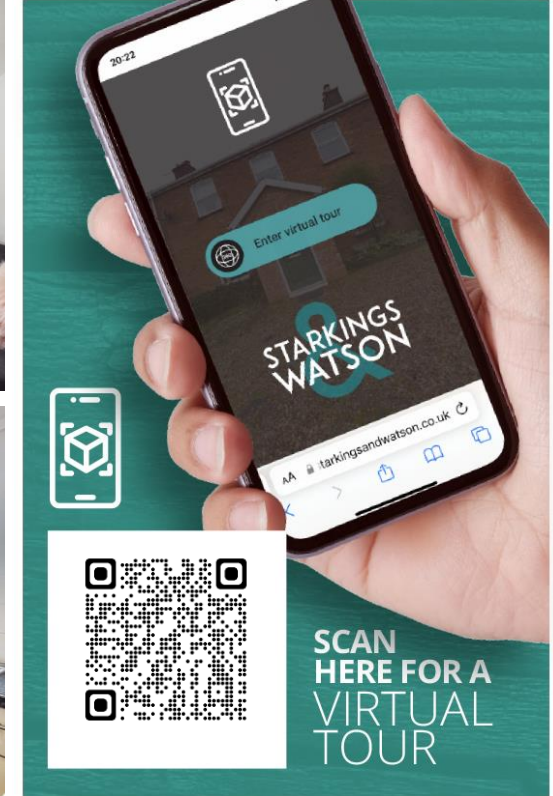
NEW ROAD

# Reedham, Norwich NR13 3TR

Leasehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- No Chain
- 40% or 100% Ownership Options
- Semi-Detached Home
- Hall Entrance with Cloakroom
- Sitting/Dining Room
- Two Double Bedrooms
- Enclosed Low Maintenance Gardens
- Double Driveway to Front

### IN SUMMARY

40% SHARED OWNERSHIP PROPERTY with MANAGEABLE RENT. This IMMACULATE semi-detached home offers a LARGE FRONTAGE with PARKING for two vehicles, along with a LOW MAINTENANCE rear GARDEN. Finished with double glazing and electric CENTRAL HEATING, the property has been recently decorated and offers neutral floor covering. The accommodation comprises a HALL ENTRANCE with WC, fitted KITCHEN with an integrated fridge freezer, and SITTING ROOM with a door onto the garden on the ground floor. Upstairs, TWO DOUBLE BEDROOMS and the family bathroom with shower lead off the landing.

### SETTING THE SCENE

Set back from the road, a large frontage offers off road parking for two vehicles, with a lawned frontage and gated side access to the garden. A hard standing footpath leads to the main entrance and integral storage shed.

### THE GRAND TOUR

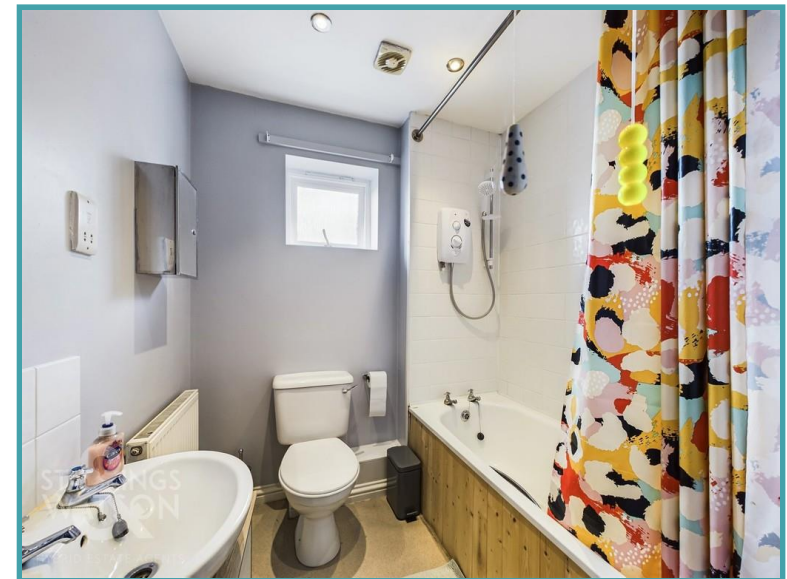
Once inside, a carpeted hall entrance with the stairs to the first floor can be found. Doors lead off to the ground floor W.C, finished with a two piece suite and striking décor. The kitchen is opposite, with integrated cooking appliances and fridge freezer. Finished with a window to front, tiled splash backs runs around the work surfaces, whilst there is space for a washing machine. The sitting room is L-shaped which allows for sitting and dining space, with a window and door straight onto the rear garden. A useful storage cupboard can be found under the stairs. Heading up, a solid exposed wood hand rail and painted white balustrades forms the stairs, with doors to two double bedrooms and the family bathroom. With a shower over the bath, a built-in airing cupboard offers storage and access to the electric central heating system.

### THE GREAT OUTDOORS

Low maintenance in its finish, enclosed with timber panelled fencing, an area of patio and artificial lawn can be found. With established planted borders to one side, there is potential to enjoy the garden without the work, or introduce further planting or a storage shed.

### 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,



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post office, public houses, and access 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 3TR

What3Words : ///chairing.crouches.jumbo

#### VIRTUAL TOUR

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

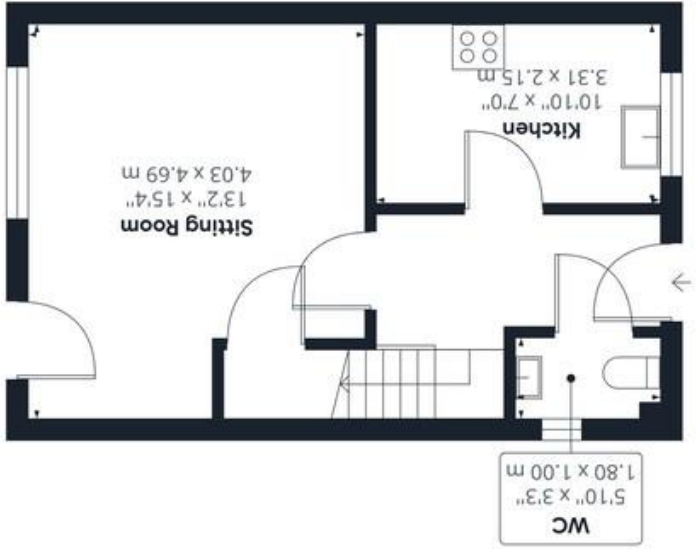
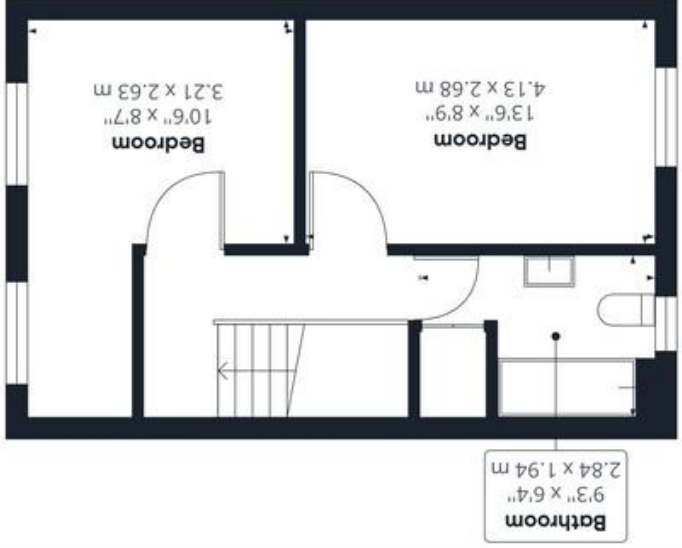
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE360

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>  
 713.35 ft<sup>2</sup>  
 66.27 m<sup>2</sup>