

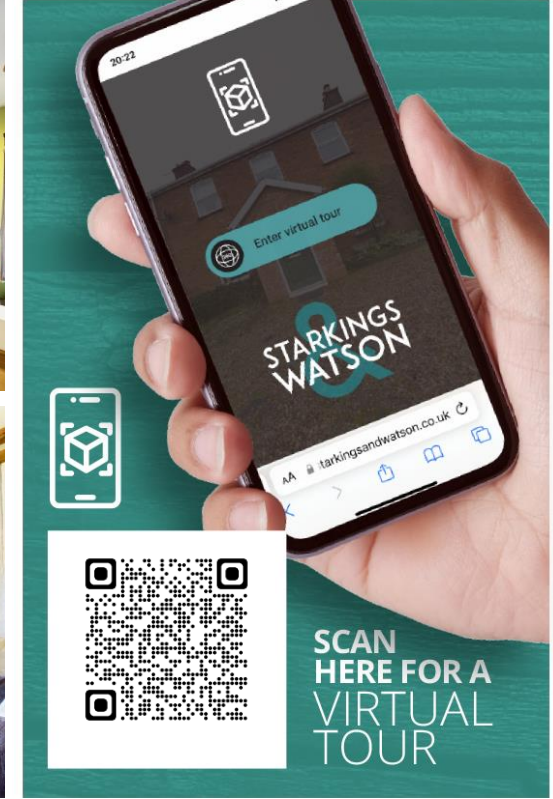
THE HILLS

Reedham, Norwich NR13 3TN

Freehold | Energy Efficiency Rating : TBC

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FOR SALE PROPERTY



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- Stunning Extended & Renovated Cottage
- Boot/Utility Room Entrance
- Snug Sitting Room with Wood Burner
- Open Plan Kitchen/Living with Island
- Three Bedrooms
- Luxury Bathroom & Shower Room
- Ample Off Road Parking
- Beautiful Gardens with Outside Seating

IN SUMMARY

This EXTENDED and RENOVATED COTTAGE includes some 1260 Sq. ft (stms) of accommodation, with a GENEROUS PLOT, and an INTERIOR which has been CAREFULLY DESIGNED to encompass MODERN LIVING, character and charm. With an OPEN PLAN LAYOUT, the property blends FLEXIBLE LIVING and COSY TOUCHES to create a VERSATILE HOME which oozes WARMTH and a HOMELY FEEL. With a LARGE EXTENSION completed to the rear, the BOOT/utility room entrance is functional, leading to the SHOWER ROOM and inner hall. The SITTING ROOM is centred on a FEATURE FIRE PLACE, whilst the KITCHEN/DINING ROOM is timeless in its design, with an ARRAY of LUXURIOUS FEATURES including BI-FOLDING DOORS to the garden which create a feeling of SEAMLESS INDOOR-OUTDOOR LIVING, along with a CENTRAL ISLAND to be a workspace, and the HUB of CULINARY CREATIVITY and SOCIAL GATHERINGS. Upstairs, THREE BEDROOMS lead off the landing, along with the BATHROOM which is undergoing its finishing touches.

SETTING THE SCENE

Nestled behind a charming, unassuming cottage-style facade, you will find a hidden gem. This home has been thoughtfully extended, transforming it into a spacious haven. At the front, you are greeted by picturesque cottage-style gardens, lush with mature plants and adorned with shingled details. A convenient gravel driveway adds to the curb appeal. To the side, a welcoming boot room entrance awaits, while gated access at the rear beckons you further into this enchanting property.

THE GRAND TOUR

Through the side entrance door, the boot room serves a dual purpose: it welcomes you warmly and offers a glimpse of the home's character. Nestled beneath a lofty vaulted ceiling adorned with exposed timber beams, you will discover a plethora of practical storage solutions, complemented by easy-to-maintain tiled flooring. Continuing onward, an inner hall provides additional storage options, leading to a sumptuous shower room. This exquisite space boasts period-style detailing, from the meticulously tiled floors to the exposed woodwork, cast iron-style radiator, and a generously sized shower. Moving further, an additional inner hall area with charming wood flooring grants access to a staircase leading to the first-floor landing, ideal for use as a study space. An adjacent door opens into the cosy front sitting room, featuring a striking fireplace as its centrepiece, along with a window and door that connects to the front. A tucked-away recess in this room makes for a perfect study nook, complete with a storage cupboard and exposed timber beams overhead. The main attraction, the kitchen/dining room, is a marvel of open-plan living. Finished with timeless elegance, it showcases an array of unique and luxurious features. This is not just a house; it's a dream home that promises an extraordinary living experience. Bi-folding doors flood the room with natural light, seamlessly blending indoor and outdoor spaces, allowing you to bask in the beauty of the garden from the comfort of your living space. This versatile area accommodates soft furnishings and a dining table, making it ideal for relaxation and entertainment. The kitchen, the heart of this home, boasts a central island with solid wood work surfaces that transcend its functionality to become a hub of culinary creativity and social gatherings. It is where culinary dreams take flight, and cherished memories are forged. Adorning the kitchen is a beautiful ceramic butler sink, imparting an air of elegance and sophistication to your daily routines. Exposed brickwork adds visual delight, infusing warmth, texture, and a rustic charm that is utterly irresistible. The kitchen also features integral appliances, including a fridge-freezer and dishwasher. Upstairs, the landing gracefully wraps around three bedrooms. The front-facing bedroom boasts exposed timber beams and an array of built-in wardrobes. The smallest bedroom overlooks the rear,



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and the main bedroom features French doors leading to a Juliet-style balcony. The family bathroom is receiving its finishing touches, adding a touch of class and an indulgent ambiance with its freestanding bath and hand wash basin set within a vanity unit.

THE GREAT OUTDOORS

The spacious rear garden boasts a versatile layout, featuring distinct sections that cater to various needs. From the central lawn area to the entertainment space, a dedicated relaxation zone complete with room for a hot tub, and not to forget the covered seating area with power - there's something for everyone. A handy timber shed stands ready for storage, while the garden is adorned with a variety of plantings and shrubbery. Gated access to the front ensures convenience and security. Lastly a useful exterior gardeners loo can be found. Framing the property are two charming, aged apple trees, enhancing the eye-catching timber-clad design of the home.

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 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 : ///daydreams.available.surpasses

VIRTUAL TOUR

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

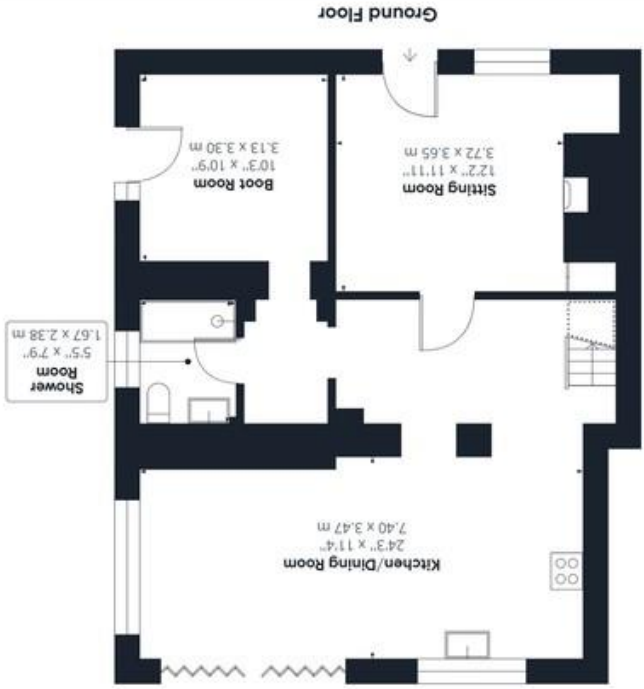
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Price:



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Approximate total area⁽¹⁾
 1260.83 ft²
 117.13 m²

Reduced headroom

8.57 ft²

0.80 m²

(1) Excluding balconies and terraces

Reduced headroom
 (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.