

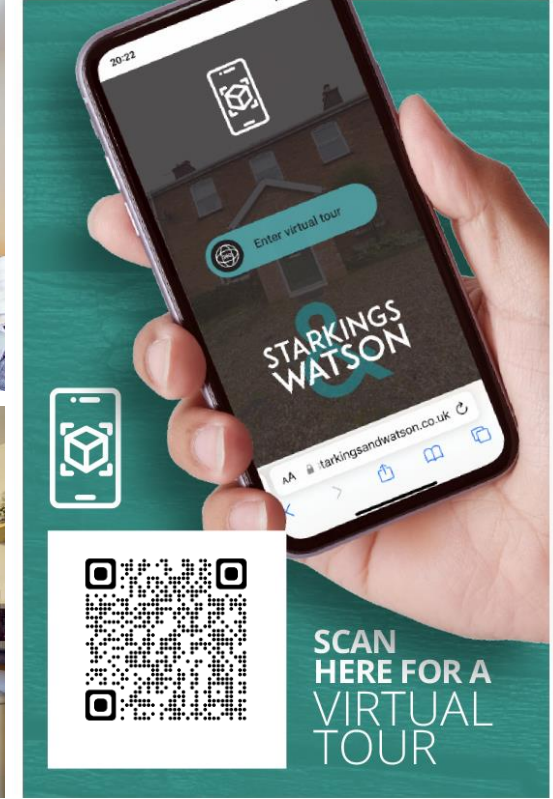
NEW ROAD

Reedham, Norwich NR13 3TR

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- No Chain!
- Extended Semi-Detached Home
- 0.15 Acre Plot (stms)
- Extensive Outbuildings
- Over 1030 Sq. ft (stms)
- 20' Sitting/Family Room
- 22' Kitchen/Dining Room
- Three Bedrooms

IN SUMMARY

NO CHAIN. Having been EXTENDED and UPDATED over the years, this 1030+ Sq. ft (stms) semi-detached home enjoys a LARGE PLOT extending to 0.15 acres (stms) - with a RANGE of OUTBUILDINGS. From the front, there is AMPLE PARKING and an adjoining CAR PORT for storage. Heading inside, a PORCH and HALL ENTRANCE greet you, with STORAGE SPACE. Doors lead to the family bathroom, and OPEN PLAN SITTING/FAMILY ROOM which extends to 20'. The KITCHEN leads off, also extending to over 20' with space for a TABLE, and doors into the garden. A useful LAUNDRY ROOM completes the property, where the oil fired central heating boiler can also be found. Upstairs, THREE BEDROOMS lead off the landing, with the well proportioned main bedroom including an EN SUITE W.C. Outside, the GARDENS are laid to lawn, with a large patio and covered seating area. Extensive outbuildings offer a variety of uses.

SETTING THE SCENE

From the road a hard standing driveway offers ample parking, with an adjacent shingled frontage extending the space. Enclosed with timber panelled fencing and a landscaped frontage, access leads to a covered car port and gated access to the garden.

THE GRAND TOUR

Once inside, a useful porch is the ideal family meet and greet area with space for coats and shoes. A door leads to the main entrance hall, with tiled flooring under foot, and the stairs rising up with storage below. The family bathroom sits downstairs, with a white three piece suite installed, with tiled walls, storage under the sink and a shower over the bath complete with a glazed shower screen. The sitting room was built as two reception rooms, with room for a sitting room and dining space. Since the kitchen extension, the living space has been used as a large open space, but offers a variety of uses, with study space and room for a play room. Fitted carpet runs through the entire living space, with a feature fire place and door to the rear garden. An opening leads to the kitchen/dining room, with a range of built-in units, space for white goods and an electric cooker. There is room for a dining table, whilst tiled flooring runs under foot, with a breakfast bar built-in. A door and French doors open to the garden, with an internal laundry room offering space for further white goods, work surface space and the floor mounted oil fired central heating boiler. Upstairs, fitted carpet runs through the landing and into each bedroom, with two facing to rear, and the larger to front, with a



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useful en suite W.C.

THE GREAT OUTDOORS

The rear garden offers a large space with extensive grass areas, and a patio which has been built to extend from the sitting room and kitchen, linking across to the rear to the side access. A covered seating area leads from the kitchen, with timber panelled fencing to both sides. A children's play area has been created to one side, with a wide range of extensive outbuildings offering garden living space, storage and a gym area.

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 3TR

What3Words : ///ballooned.print.worms

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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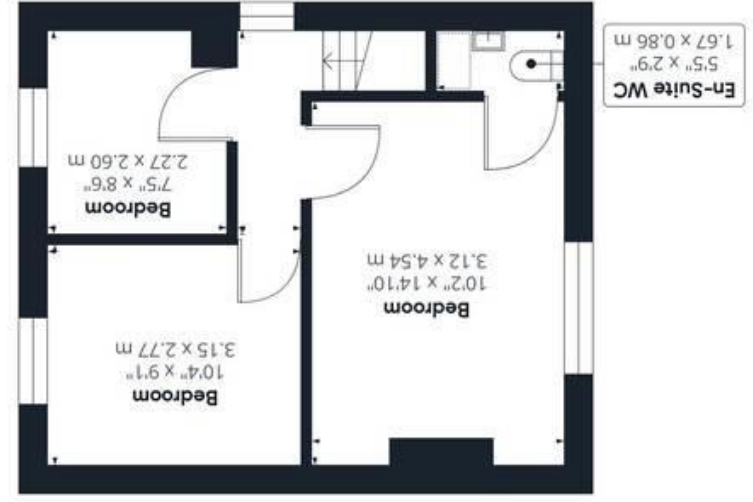
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™
 1033.72 ft²
 96.04 m²



Floor 1



Ground Floor

