



## Station Drive, Reedham, Norwich

£1,100 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Newly Modernised & Updated
- ✓ Semi-Detached Home
- ✓ Cul-De-Sac Setting
- ✓ Close to Village Train Station
- ✓ Sitting Room with French Doors
- ✓ New Kitchen with Cooker & Dishwasher
- ✓ Three Bedrooms
- ✓ W.C, En Suite & Family Bathroom

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





### IN SUMMARY

FULLY RENOVATED and MODERNISED, this semi-detached home enjoys a spacious plot, PATIO SEATING, garage and driveway. From a NEW KITCHEN, BATHROOM and NEW FLOOR COVERINGS, the décor has been MODERNISED and REFRESHED. The layout comprises a SPACIOUS HALL ENTRANCE, W.W, kitchen with INTEGRATED COOKING APPLIANCES and a DISHWASHER, with the SITTING ROOM offering FRENCH DOORS to the garden. Upstairs, THREE BEDROOMS lead off the landing, with the main bedroom enjoying an EN SUITE SHOWER ROOM, with a further FAMILY BATHROOM off the landing. Outside, the GARDEN is split level, with LAWN, PATIO and GARAGE ACCESS.

### SETTING THE SCENE

Situated in a cul-de-sac position, the brick weave driveway offers tandem parking and garage access, with a patio pathway and adjacent shingled bed leading to the front door.

### THE GRAND TOUR

Once inside, a spacious and welcoming hall entrance has been tiled for ease of maintenance. Stairs lead up to the first floor, with an opening to the kitchen, door to the sitting room and W.C. The W.C is completed by a two piece suite with tiled splash backs and flooring. The new kitchen offers a range of built-in storage, with attractive tiled splash backs and a window to front. The inset electric ceramic hob and built-in electric oven are set under an extractor fan, with a dishwasher also integrated.

Room is provided for a fridge freezer and washing machine. Tiled flooring runs underfoot for ease of maintenance, whilst the oil fired central heating boiler is wall mounted on the end wall. New fitted carpet runs through the sitting room, with a useful under stairs storage cupboard, window to rear and French doors straight onto the rear patio - ideal for outside dining and entertaining. Heading upstairs, the landing is a wide space, with a built-in airing cupboard and loft access hatch. Three bedrooms lead off, all finished with carpet. The en suite shower room is finished with a three piece suite and tiled splash backs, which compliments the main bedroom. The family bathroom has been re-fitted, with Aqua board splash backs for ease of maintenance, with a shower over the bath.

### THE GREAT OUTDOORS

Heading outside, the patio runs across the rear of the property with a side access to the garage. Steps lead up to a split level lawned garden with enclosed fenced boundaries and low level picket fencing. The oil tank is located to the far corner. The adjoining garage includes power, lighting and an up and over door to front.

### 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 3JF

What3Words : ///reason.rivals.game

#### VIRTUAL TOUR

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





Ground Floor



Floor 1

**Approximate total area<sup>1</sup>**  
911.39 ft<sup>2</sup>  
84.67 m<sup>2</sup>

Excluding balconies and terraces

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

**GIRAFFE360**

Agents Note: 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