

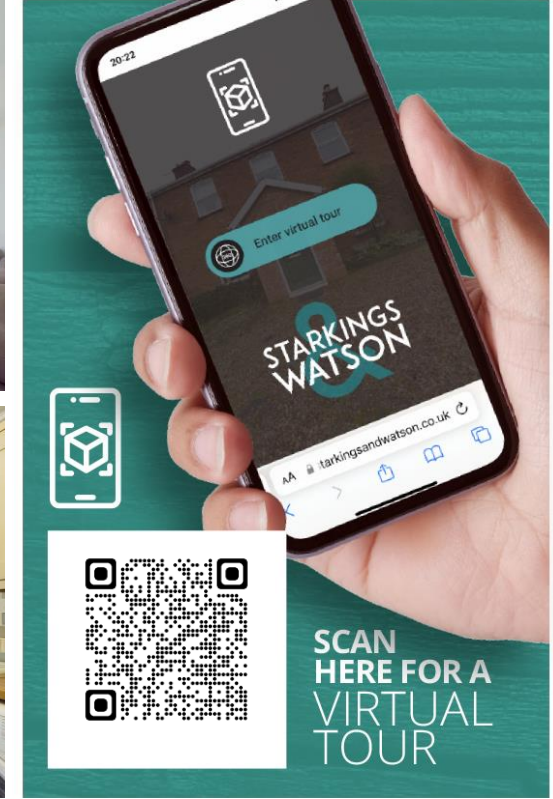
STATION DRIVE

Reedham, Norwich NR13 3JF

Freehold | Energy Efficiency Rating : C

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

FOR SALE  
PROPERTY



arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman

For our full list of available properties, or  
for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
(HONOURS)  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

STARKINGS  
&  
WATSON



- No Chain!
- Ideal FTB or BTL
- Semi-Detached Home with Parking
- Presented in Move-In Condition
- Close To Transport Links
- Sitting/Dining Room & Conservatory
- Split Level Garden
- Ample Off Road Parking

### IN SUMMARY

NO CHAIN. Set in the popular BROADS VILLAGE of Reedham, this semi-detached home occupies a popular cul-de-sac location, on the fringe of the village with TRANSPORT LINKS close by including the REEDHAM TRAIN STATION. The property is WELL PRESENTED offering a SPACIOUS SITTING ROOM with FRENCH DOORS to the CONSERVATORY, hall entrance, KITCHEN with SPACE FOR APPLIANCES and W.C to the ground floor. The first floor offers TWO BEDROOMS and a family bathroom. To the outside, the garden is split level with a TIMBER DECKED SEATING AREA extending from the property, and leading to a LAWNED GARDEN which is private and enjoys a NON-OVERLOOKED ASPECT. There is off road parking for multiple vehicles to the side.

### SETTING THE SCENE

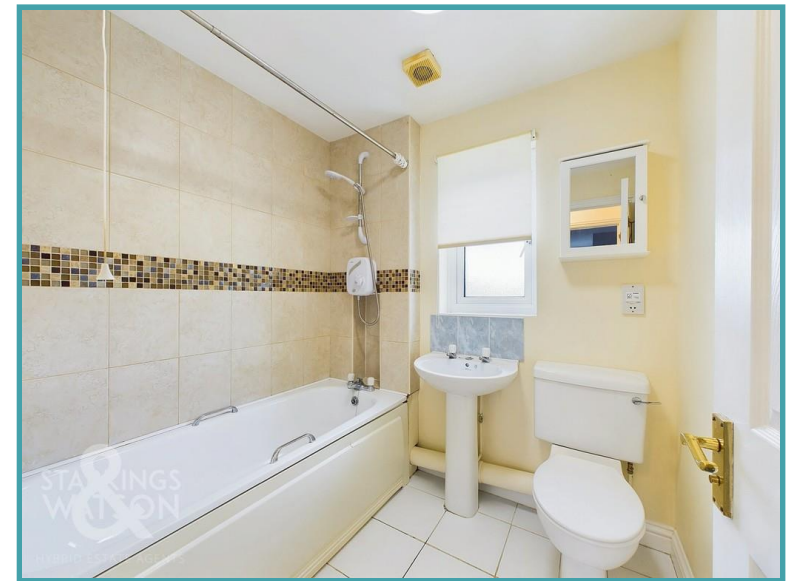
The property is approached via a hard standing pathway providing access to the main property, parking and rear garden. The brick weave driveway offers ample parking, whilst the front garden is laid to lawn and enclosed with low level hedging.

### THE GRAND TOUR

Once inside, a spacious hall entrance with wood effect flooring can be found, ideal for easy maintenance. Stairs lead up to the first floor, whilst a door leads to your left where a useful W.C can be found - complete with a two piece suite and tiled splash backs. The kitchen leads off, with a u-shape range of wall and base level units, topped with wood effect work surfaces and complete with an inset ceramic sink and drainer unit. Space is provided for an electric cooker, with space for other general white goods. Tiled splash backs run around the work surface, with tiled effect flooring under foot. The sitting room sits to the rear, finished with wood effect work surfaces, and complete with a useful under stairs storage cupboard. A window and door face the conservatory, extending the living space, with windows to side and rear, and French doors to the timber decked seating area. Upstairs, the two carpeted bedrooms lead off the landing, with the main bedroom complete with two windows and two storage cupboards. The family bathroom is finished with a three piece suite, shower over the bath and tiled splash backs.

### THE GREAT OUTDOORS

Leaving the conservatory, a raised timber decked seating area offers a spacious size for entertaining and alfresco dining. Steps lead to the main lawned expanse, complete with enclosed boundaries, a timber shed and side gated access which also serves the oil tank.



To arrange an accompanied viewing please call our  
Brundall Office on **01603 336556**



### 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 : ///opponent.reforming.shirts

### 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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

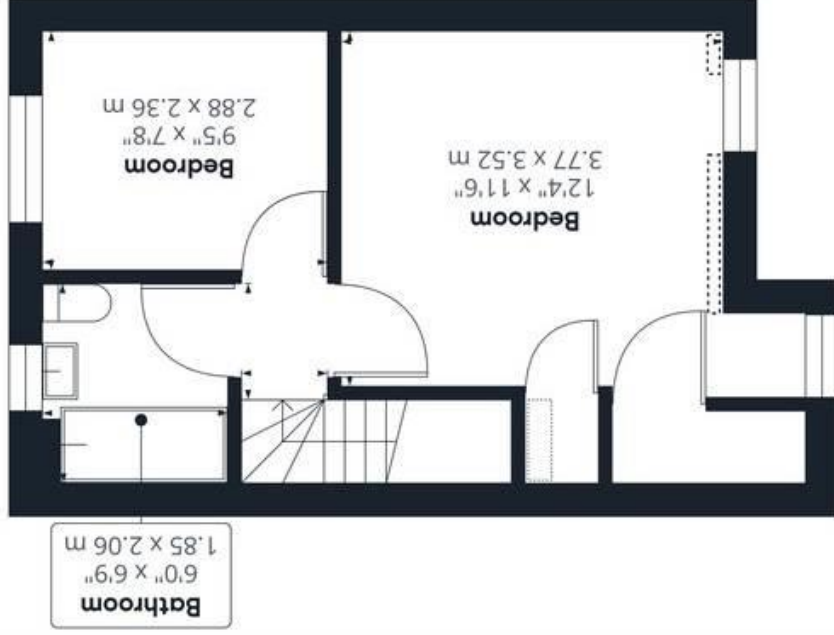
**GIRAFFE 360**  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area™  
769.79 ft²  
71.52 m²  
Reduced headroom  
3.08 ft²  
0.29 m²

Floor 1



Ground Floor

