

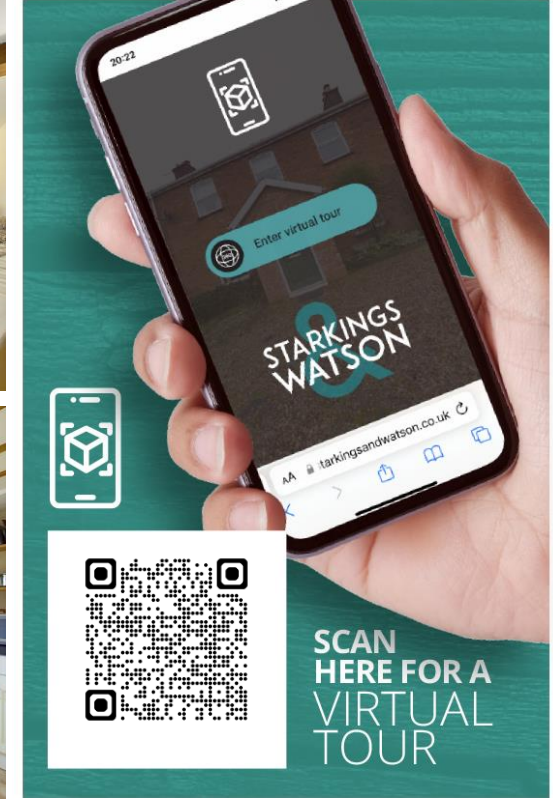
WITTON GREEN

Reedham, Norwich NR13 3HH

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- Rural Village Setting
- Modernised Character Cottage
- Open Plan Kitchen/Breakfast Room
- Two Formal Reception Rooms
- Separate Study & Family Room
- Four Double Bedrooms
- Private Non-Overlooked Gardens
- Backing onto Playing Fields

IN SUMMARY

This ATTRACTIVE and IMPOSING detached COTTAGE enjoys a 0.24 ACRE PLOT (stms), backing onto PLAYING FIELDS in this RURAL VILLAGE SETTING. With EXTENSIVE and FLEXIBLE accommodation, the property is extremely versatile, extending to 2500 Sq. ft (stms). Set back from the road there is AMPLE PARKING, along with an INTEGRAL GARAGE. The accommodation leads from the porch and hall entrance, with a MODERNISED INTERIOR which retains its CHARACTER and CHARM. With TIMBER BEAMS, the 13' FARMHOUSE KITCHEN is open plan to a breakfast area, leading to a lobby, W.C and UTILITY ROOM. The rear hall leads to FOUR RECEPTION ROOMS including the 18' SITTING ROOM with woodburner, dining room centred on a FEATURE FIREPLACE with EXPOSED BRICK WORK, family room and STUDY. Upstairs, the FOUR BEDROOMS are all GOOD SIZED DOUBLES, with the main bedroom boasting a VAULTED CEILING, walk-in wardrobe and EN SUITE. The GUEST BEDROOM is also EN SUITE, with a FAMILY BATHROOM completing the property.

SETTING THE SCENE

Set back from the road with wrought iron railings, timber sleepers border the main lawned expanse, with two shingled driveways providing ample off road parking. Mature planting and trees can be found to the front, with the oil

tank screened to one side. Access leads to the integral garage, with gated access to the garden.

THE GRAND TOUR

Heading inside, a porch and hall entrance lead to the main accommodation, with a set of stairs rising to the first floor, with a smooth ceiling, recessed spotlights and exposed timber beams. The first door to your left is the farmhouse kitchen, centred on an exposed brick built fireplace which houses the electric Range style cooker. With ample cupboard space, tiled splash backs run around the work surface, with exposed timber beams above, an integrated dishwasher and space for a dining table. The breakfast room adjacent extends the kitchen space, with French doors to the garden. Double doors lead into the entrance hall, with a further lobby and storage to the left. Doors lead to the cloakroom, housing a two piece suite with tiled splash backs and a wall mounted hand wash basin. The utility room offers further storage, with space for laundry appliances, and housing the oil fired central heating boiler and hot water tank. From the entrance hall, a rear hall can be found which leads to the four reception rooms. Double doors open to the sitting room, centred on an exposed brick built fireplace with a cast iron wood burner, fitted carpet, two windows to rear and patio doors to side. The dining room sits opposite, also centred on a feature fireplace, with a warm and inviting feel including exposed timber beams and exposed brick work. The last two reception rooms link to each other, with wood effect flooring running through them both. Heading upstairs, a large landing with a vaulted ceiling, exposed timber beams, velux window to rear, and built-in storage can be found. The bedrooms are all doubles, starting with the guest bedroom to the left, with fitted carpet and a window to front. The en suite leads off, with a three piece suite including a rainfall shower and tiled splash backs. The third and fourth bedrooms face to front, one with fitted carpet and the other wood effect flooring. At



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



the end of the hall is the family bathroom, complete with a four piece suite and separate shower. The main bedroom sits under a vaulted ceiling and exposed timber beam, with fitted carpet, with a useful walk-in wardrobe. A door leads to the en suite bathroom, with a mixer shower tap and tiled splash backs.

THE GREAT OUTDOORS

Heading outside from the sitting room patio doors, a patio extends across to the kitchen, opening up to the raised lawn. With mature planting to all sides, raised beds create a colourful feature, whilst being enclosed with timber panelled fencing. A useful timber shed, green house and timber workshop offer storage, whilst access leads to the garage, including double doors to front, power and lighting.

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 3HH

What3Words : ///rail.triangle.questions

VIRTUAL TOUR

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

AGENTS NOTES

The property benefits from solar panels which are on a feed in tariff.

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

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.

(1) Excluding balconies and terraces.

Approximate total area^m
 2500.1 ft²
 232.27 m²

HYBRID ESTATE AGENTS
STARKINGS WATSON

Floor 1

