



River Hill  
13 Holly Farm Road | Reedham | Norfolk | NR13 3TH



# AT ONE WITH WILDLIFE



“This bungalow enjoys a truly idyllic setting, nestled in a secluded plot on a quiet lane, looking over to the Norman church to the rear, the river close by to the front. Marshland and fields surround the properties here, home to abundant wildlife, yet you’re also close to a welcoming village, complete with school, shop, pub and village hall, so you can be part of a year-round community.”



# KEY FEATURES

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- A Detached Bungalow in an Idyllic Setting in the Village of Reedham
- Three Bedrooms; Bathroom and En-Suite Shower Room
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility Room
- Double Aspect Sitting Room and Dining Room
- Beautiful Landscaped Mature Gardens
- Two Garages and Driveway providing Plenty of Parking
- The Accommodation extends to 1,633sq.ft
- Energy Rating: E

This is a rare treat – a bungalow sitting in spacious gardens that are totally private, near the river and open countryside. It's spacious and light, practical and attractive, ideal for any family or couple. The outlook is exceptional and the peace and tranquility precious, the beauty of nature and the charm of the historic setting making this a place you'll want to call home.

## A Lovely Location

Perfectly positioned with its own plot of around 1/3 of an acre, this delightful home offers the opportunity to embrace country life without compromising on amenities. It's been much loved by the family who currently own the property and it's easy to see the appeal. This is a popular holiday spot, with plenty of things to see and do, yet it's also home to a year-round community, so whilst it's more peaceful in winter, you never feel isolated. The openness of the setting and the far-reaching views mean it's hard to tear your eyes away!

## Cleverly Configured

The layout has been thoughtfully designed and works very well. To one side you have three good size double bedrooms, the principal bedroom with an en-suite and the other two sharing the family bathroom. To the other side of the property you'll find the reception rooms, with the kitchen breakfast room sitting in the literal heart of the home. The main sitting room has a feature fireplace and a fabulous box bay window framing the outlook. Double doors open onto the reception hall to one side and the dining room to the other. The latter would work well as a playroom or snug for a family and has gorgeous views over to the 11th century village church across open fields.





# KEY FEATURES

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## Entertaining Space

Moving into the spacious kitchen breakfast room, you'll find it a wonderfully sociable part of the home, perfect for entertaining and for day-to-day family life. A useful utility tucked away to the rear of the home allows you to keep your laundry and muddy boots away from the rest of the accommodation. There's a comfortable flow throughout the reception rooms and kitchen that makes it ideal for family gatherings.

## Well Connected

Outside, the large garage has been divided into two and you could have a games room here or create a home office, subject to planning. There's plenty of parking to the front of the property, but it's to the rear that the garden really comes into its own. There's so much birdlife here, attracted by the river, marshes and hedgerows, as well as hedgehogs, deer and more. You're a stone's throw from the River Yare and the Broads and you have riverfront pubs and a pretty tearoom a short walk from your front door. The village benefits from the Reedham nursery and primary school, shop, village hall and train station. If you're keen to travel south of the river, Reedham Ferry will take you over the water.























# INFORMATION

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## On The Doorstep

The village has a train station taking you to Lowestoft or Norwich in 15 mins, with a connecting train from Norwich taking you on to London in 90mins. There is also a bus service to Gt Yarmouth. It has a primary school, 3 pubs, a unique chain link ferry which provides access to Suffolk, a farm shop and restaurant and a post office with tearoom attached. The secondary school can be found at nearby Acle, which also provides a train station, supermarkets, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit [www.acle-village.info](http://www.acle-village.info) for more information). The location of Reedham is wonderful with its dramatic 'skylscapes' and views of open countryside, but just a 30 minute drive from the centre of Norwich.

## How Far Is It To?

Reedham lies in between Norwich, which is approximately 17 miles west, and Great Yarmouth, approximately 12 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## Directions

Leave Norwich heading towards Great Yarmouth on the A47. At the roundabout, take the 3rd exit onto Cucumber Lane. Cucumber Lane turns left and becomes The Street. Continue straight onto Strumpshaw Road and follow this road onto Norwich Road. At the end of Norwich Road, turn right onto Freethorpe Road and then left onto Pottles Lane. Continue onto Church Road and then right onto Mill Road and left onto Holly Farm Road and the property sits on the left hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Broadband Available - not currently connected

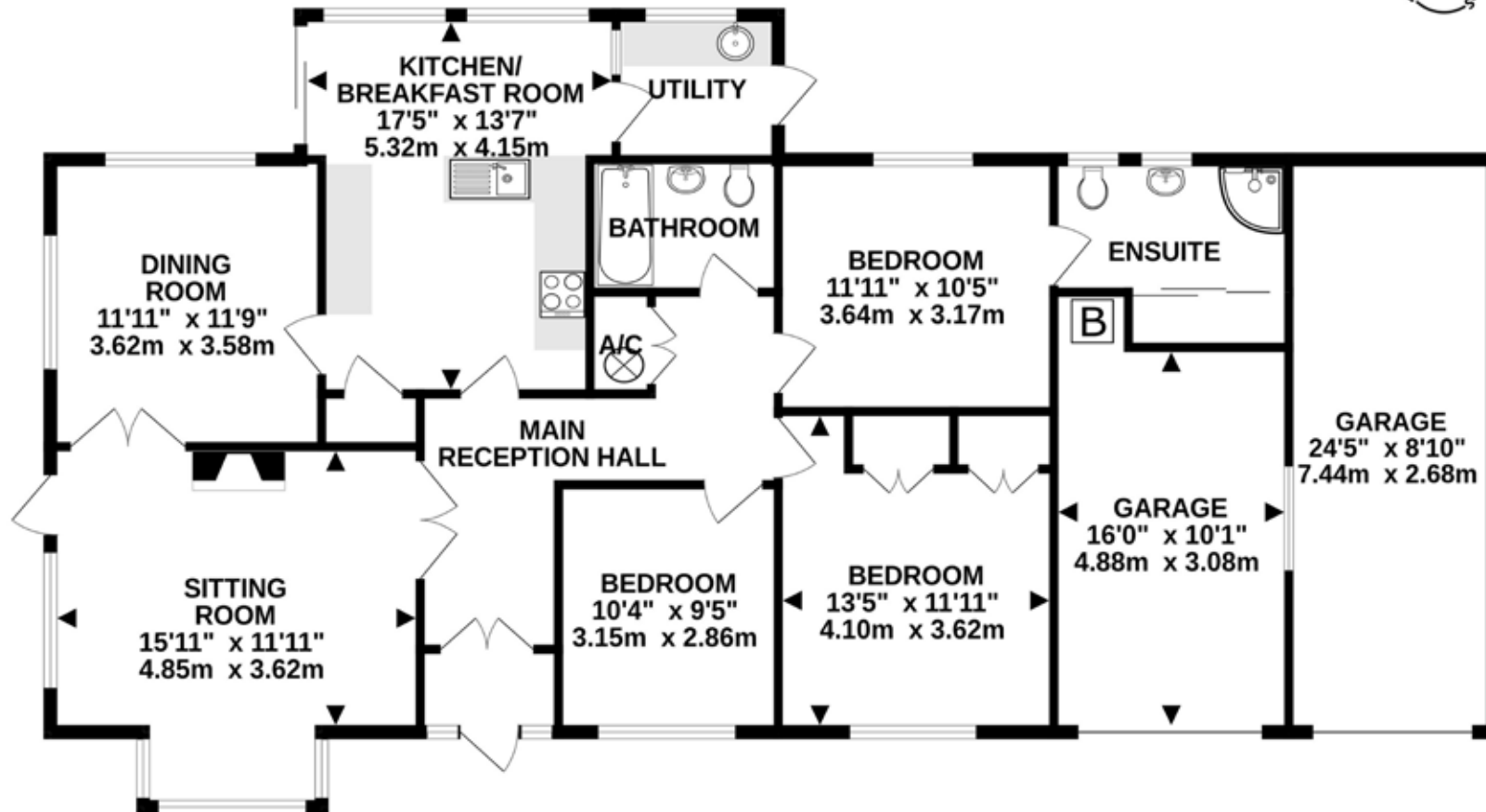
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Tax Band D

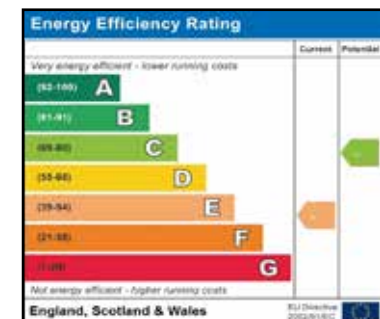
Freehold





TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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