

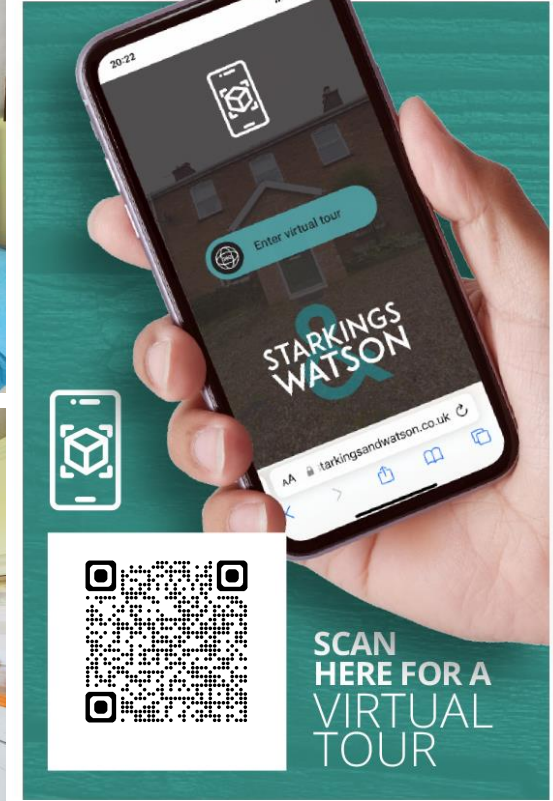
REEDHAM ROAD

Freethorpe, Norwich NR13 3LZ

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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STARKINGS & WATSON

- Semi-Detached Cottage
- Approx 0.55 Acre Plot (stms)
- Garage & Off Road Parking
- Spacious Sitting Room with Wood Burner
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Re-fitted Shower Room
- Replacement Central Heating Boiler

IN SUMMARY

Tucked away in a RURAL VILLAGE SETTING, this semi-detached COTTAGE enjoys a 0.55 ACRE PLOT (stms), with just over 930 Sq. ft (stms) of internal accommodation. Exuding CHARACTER and CHARM, exposed timber beams can be found to most rooms, whilst views can be enjoyed across the gardens. The internal accommodation includes a 17' KITCHEN/DINING ROOM and the 21' sitting room which faces onto the FEATURE FIREPLACE and cast iron WOODBURNER. Upstairs, the TWO DOUBLE BEDROOMS lead off the landing, with the smaller including built-in WARDROBES, and the main bedroom being split level and incorporating a DRESSING AREA. The SHOWER ROOM has been modernised and includes a range of storage, with the DOUBLE SHOWER being finished with Aqua board splash backs. The OUTSIDE is a fantastic space, including FORMAL GARDENS to the rear with a PATIO, and a WORKING GARDEN to the side. A five bar gate leads to the PARKING AREA and GARAGE.

SETTING THE SCENE

A cottage style garden can be found to front, with parking within the communal parking area, where access also leads to the garage. A pathway sweeps to the front door and brick built porch entrance.

THE GRAND TOUR

Heading inside you step straight into the kitchen/dining room which runs across the width of the cottage. With a u-shape arrangement of kitchen units and solid wood work surfaces over, there is space for an electric cooker and general white goods. Wood effect flooring runs underfoot with space for a dining table. A door leads into the sitting room, an expansive room with fitted carpet, feature fireplace with a cast iron woodburner and inset timber beam. A cupboard offers storage, with stairs rising to the first floor. Windows and a door open to the rear, with French doors to the side. Upstairs, the two double bedrooms lead off the landing, starting with the larger which is split level. A range of wardrobes and cupboards offer storage, with two windows facing to the rear. The smaller double also offers built-in wardrobes. The shower room is finished with a three piece suite with low level W.C, hand wash basin with built-in cupboards and the double shower cubicle with Aqua board splash backs.

THE GREAT OUTDOORS

The gardens wrap around to the side and rear of the property, pleasantly split into two sections, including the formal garden and working garden. The formal garden includes a patio seating area, range of mature



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planting, wildlife pond and timber built summer house. An opening leads to a large grass area with a range of planting and working gardens for fruit and vegetable growing. Various storage can be found including a timber shed and green houses. The current vendor has space to keep chickens, whilst there is potential to use the five bar gate to make a further parking area.

OUT & ABOUT

Situated in the heart of Freethorpe, the village is located to the East of Norwich with local facilities including public house, church, school and bus services. There is access close by to the A47 and the larger village of Acle which has a more comprehensive range of amenities including village shops, schools and train station.

FIND US

Postcode : NR13 3LZ

What3Words : ///pest.grumbling.braced

VIRTUAL TOUR

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

AGENTS NOTES

The property utilises a private septic tank sewerage system.

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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GIRAFFE360

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

Reduced headroom (below 1.5m/4.9ft)

Approximate total area^m

931.52 ft²
86.54 m²

Reduced headroom
13.09 ft²
1.22 m²

