



Halvergate Road, Reedham - NR13 3HN

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Halvergate Road

Reedham, Norwich

NO CHAIN. REQUIRING FULL UPDATING and MODERNISATION. Occupying a 0.20 ACRE PLOT (stms) which is SURROUNDED BY FIELDS, this semi-detached home enjoys a STUNNING RURAL SETTING, with huge potential to update and modernise. With a TRADITIONAL LAYOUT, 748 Sq. ft (stms) of accommodation can be found within and arranged over the two floors, including a hall entrance, 13' SITTING ROOM, 11' KITCHEN/DINING ROOM, bathroom and rear porch on the ground floor. Upstairs, THREE BEDROOMS lead off the landing. Outside, the GARDENS are mainly laid to lawn, with various planting, outbuildings and GARAGE.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Requiring Full Updating & Modernisation
- Approx. 0.20 Acre Plot (stms)
- Stunning Field Views
- 13' Sitting Room
- 11' Kitchen/Dining Room
- Three Bedrooms
- Various Outbuildings

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.

#### SETTING THE SCENE

Situated on a rural country lane, mature low level hedging encloses the front plot, with lawned gardens to front, and a driveway which provides tandem parking. The gardens extend to the right, where with the rear gardens all open plan.



## THE GRAND TOUR

Heading inside, the front door leads you to the hall entrance, with a window to side and built-in storage cupboard. The family bathroom is opposite, with a three piece suite, which once modernised could be an ideal shower room. Adjacent is the kitchen/dining room, which is a spacious room with various built-in cupboards, with a rear porch leading off and a window facing to the rear. To the front of the property is the sitting room, with a feature fire place, window to front with field views and a door concealing the stairs to the first floor. From the landing, all three bedrooms lead off, including the main bedroom with a feature fire place.

## FIND US

Postcode : NR13 3HN

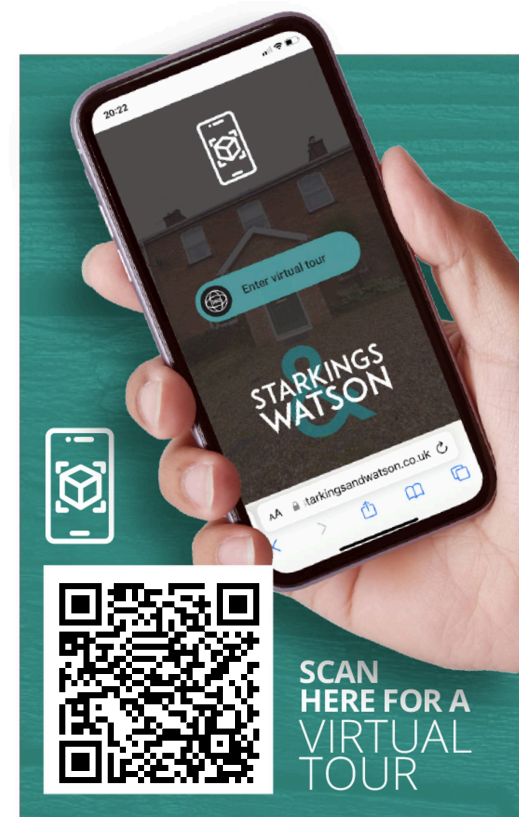
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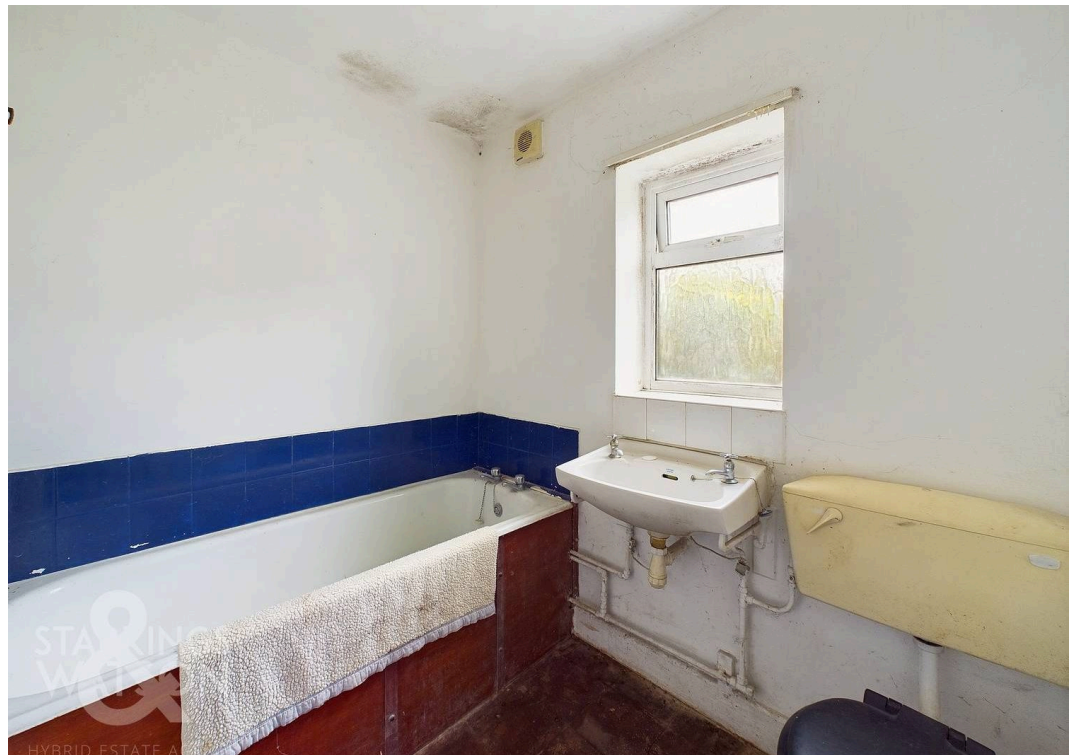
## VIRTUAL TOUR

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

## AGENTS NOTE

We understand the property uses a septic tank. The heating is electric storage heating, not oil.







## THE GREAT OUTDOORS

The gardens are extensive, with mainly lawned expanses, along with various planted beds. Needing to be tamed, the garden has the makings of a mature plot, with a variety of hedges and trees. A green house, brick shed and garage all offer storage.





Ground Floor

Approximate total area<sup>(1)</sup>

748.7 ft<sup>2</sup>

69.56 m<sup>2</sup>



Floor 1

(1) 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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.