

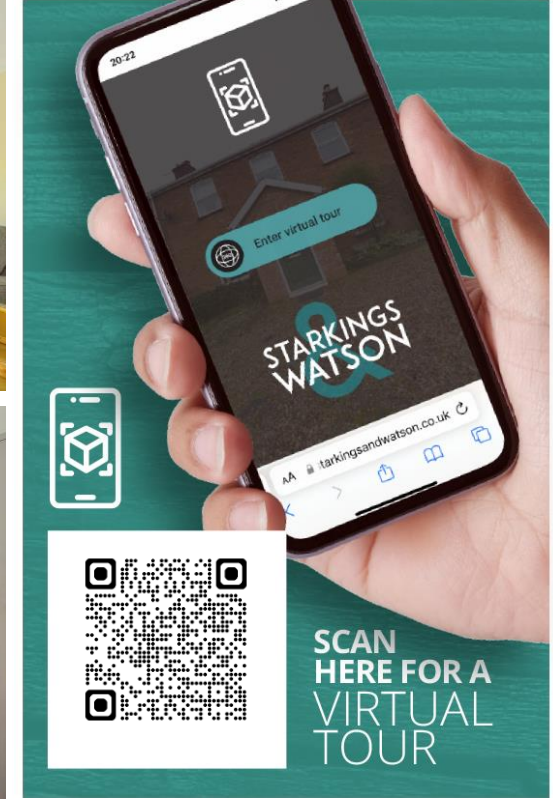
BARN OWL CLOSE

Reedham, Norwich NR13 3FF

Freehold | Energy Efficiency Rating : B

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FOR SALE
PROPERTY



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STARKINGS
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- No Chain!
- Modern Detached Bungalow
- Tandem Driveway & Garage
- 15' Sitting Room
- 17' Kitchen/Dining Room
- Three Bedrooms
- En Suite & Family Bathroom
- Private & Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. This MODERN detached BUNGALOW enjoys energy efficient living including AIR SOURCE UNDERFLOOR HEATING, whilst being situated on a SOUGHT AFTER CUL-DE-SAC close to the centre of the VILLAGE and the RIVERSIDE AMENITIES. With a LOW MAINTENANCE PLOT, there is a tandem driveway and GARAGE to front, with the internal accommodation comprising a HALL ENTRANCE with storage, 17' KITCHEN/DINING ROOM including INTEGRATED APPLIANCES, 15' SITTING ROOM with FRENCH DOORS onto the GARDEN, three bedrooms, EN SUITE and family bathroom. The REAR GARDENS are PRIVATE and NON-OVERLOOKED.

SETTING THE SCENE

With a well-stocked front garden, the block paved tandem driveway offers parking, with access to the garage, gated rear garden and ramped pathway to the front door.

THE GRAND TOUR

Heading inside, wood effect flooring runs underfoot, with a useful built-in double storage cupboard, and loft access hatch. As you enter, the first door on your left is the family bathroom, complete with a modern white three piece suite and wood finish, shower over the bath, useful built-in storage and contrasting tiled splash backs. The three bedrooms offer a mix of wood effect flooring and fitted carpet, with the main bedroom enjoying an en suite shower room, complete with a three piece suite, tiled splashbacks and heated towel rail. The sitting room also offers wood effect flooring whilst being centred on the rear facing French doors to enjoy the garden view. The spacious kitchen/dining room allows space for a table, complete with a u-shape arrangement of wall and base level units, tiled splash backs, inset electric ceramic hob, built-in eye level electric double oven, integrated fridge freezer and dishwasher.

THE GREAT OUTDOORS

The rear garden is laid to lawn, enclosed with timber panelled fencing and mature planted borders. The patio extends from the sitting room French doors, with a pathway leading to the gated front drive, side storage, and space to the rear of the garage. The garage is a great size, with a door to front and side, 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



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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 3FF

What3Words : ///performed.elder.snips

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:



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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 area¹
 781.89 ft²
 72.64 m²

