



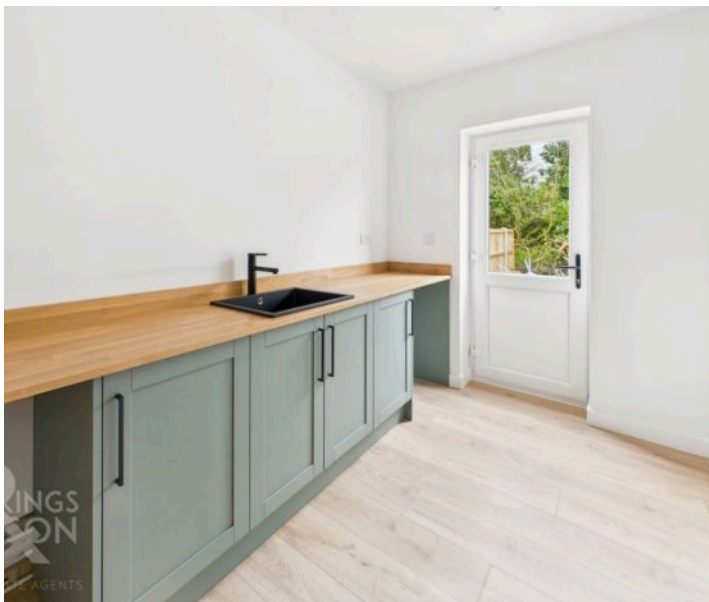
Low Farm Road, Reedham - NR13 3HE



Low Farm Road

Reedham, Norwich

NO CHAIN. This FULLY RENOVATED and EXTENDED DETACHED BUNGALOW presents an exceptional opportunity for those seeking a BLEND of MODERN LIVING and RURAL TRANQUILITY. Occupying an IMPRESSIVE PLOT of approximately 0.25 acres (stms), the property enjoys PANORAMIC FIELD VIEWS, creating a wonderful sense of space and PRIVACY. The accommodation extends to around 1399 Sq. ft (stms), thoughtfully arranged to maximise NATURAL and OPEN PLAN LIVING. At the heart of the home is a stunning 24' KITCHEN and LIVING AREA, featuring UNDERFLOOR HEATING and a STRIKING ROOF LANTERN above, making it a perfect space for entertaining or relaxing with family. BI-FOLDING DOORS open to a raised patio, enjoying ELEVATED VIEWS over the garden. There are THREE WELL-PROPORTIONED BEDROOMS, including a principal suite with a RE-FITTED LUXURY EN SUITE SHOWER ROOM. The family bathroom has also been beautifully updated, offering a HIGH STANDARD of FINISH throughout.



This property is ideal for those looking for a turnkey home in a picturesque setting, including the re-laid and LANDSCAPED DRIVEWAY and FRONT GARDEN. With a generous SOUTH-FACING PATIO that is perfect for alfresco dining or simply soaking up the sun, the patio is complemented by outside power and lighting, making it an inviting space for evening gatherings. Steps lead down to the MAIN LAWNED GARDEN, which is securely enclosed by mature hedging and offers significant potential for further landscaping or creating a bespoke outdoor retreat.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Fully Renovated & Extended Detached Bungalow
- Approx. 0.25 Acre Plot (stms)
- Approx. 1399 Sq. ft of Accommodation (stms)
- 24' Kitchen/Living Space with Underfloor Heating & Roof Lantern Above
- Three Bedrooms
- Re-fitted Luxury Family Bathroom & En Suite
- Panoramic Field Views



Reedham is a typical Country village, with an active village life. 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

Approached from a shingle driveway, the front garden has been fully landscaped to include post and rail fencing to the boundaries, and central area ready for turf or grass seed. A timber sleeper retaining wall sits to the left hand side, with gated access leading to the rear garden and side access, where the oil tank can be found.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and a recessed barrier mat, with doors leading off to the bedroom accommodation and living space at the far end. On your right hand side, the main bedroom can be found with fitted carpet underfoot and front facing uPVC double glazed window offering field views. Attractive wall lighting has been installed, with a door leading to a private en-suite shower room - finished with a white high specification three piece suite including storage under the hand wash basin. A walk-in double shower cubicle can be found with attractive, aqua-board splash-backs and a thermostatically controlled twin head rainfall shower. Sitting opposite, a further double bedroom can be found with fitted carpet underfoot and front facing uPVC double edge window with field views. The third bedroom enjoys views to the side with fitted carpet underfoot, with the main family bathroom sitting opposite finished in a matching style to the en-suite. A four piece suite can be found with storage under the hand-wash basin, feature double ended panelled bath with mixer shower tap and corner shower cubicle with aqua-board splash-backs and twin head thermostatically controlled rainfall shower with LVT tiled flooring flowing through the space with a heated towel rail installed. A useful utility room leads off the main living space with a range of base level units and solid wood work surfaces, with an inset sink unit and space for a washing machine and tumble dryer.

Wood flooring flows through the space with underfloor heating and a side access door. The main living space is fully open plan and finished with a high specification kitchen and wood flooring with underfloor heating. A stretch of bi-fold doors lead out onto a raised patio seating area, with attractive brick walls enclosing the patio with recessed lighting with steps leading down to the lawn garden. There is ample space for soft furnishings and a dining table, with a glazed roof lantern with LED lighting above, whilst the kitchen offers a u-shape arrangement of wall and base level units, with solid woodwork surfaces running around the kitchen. Low level LED lighting enhances the look with a breakfast bar integrated along with a range of appliances. Integrated cooking appliances include an inset electric ceramic hob with recessed extractor and twin built-in eye level electric ovens. Further appliances include a full height fridge and full height freezer, along with an integrated washing machine, corner pantry unit with storage shelving and USB charging sockets.

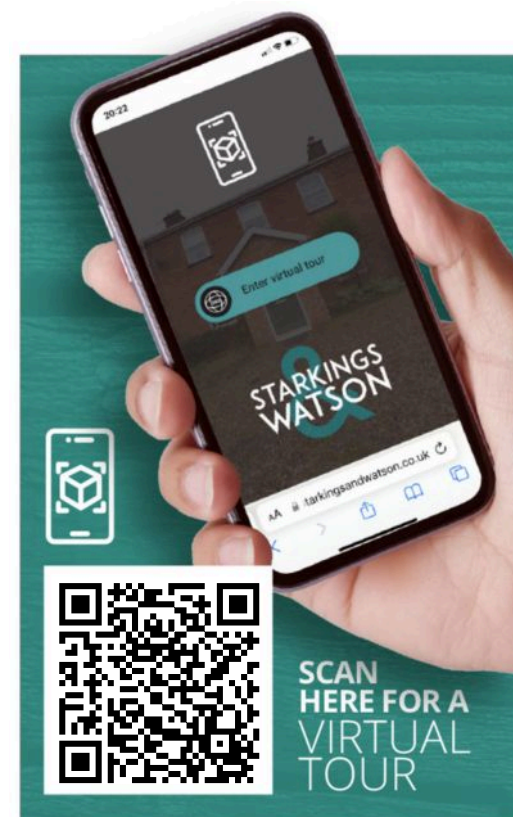
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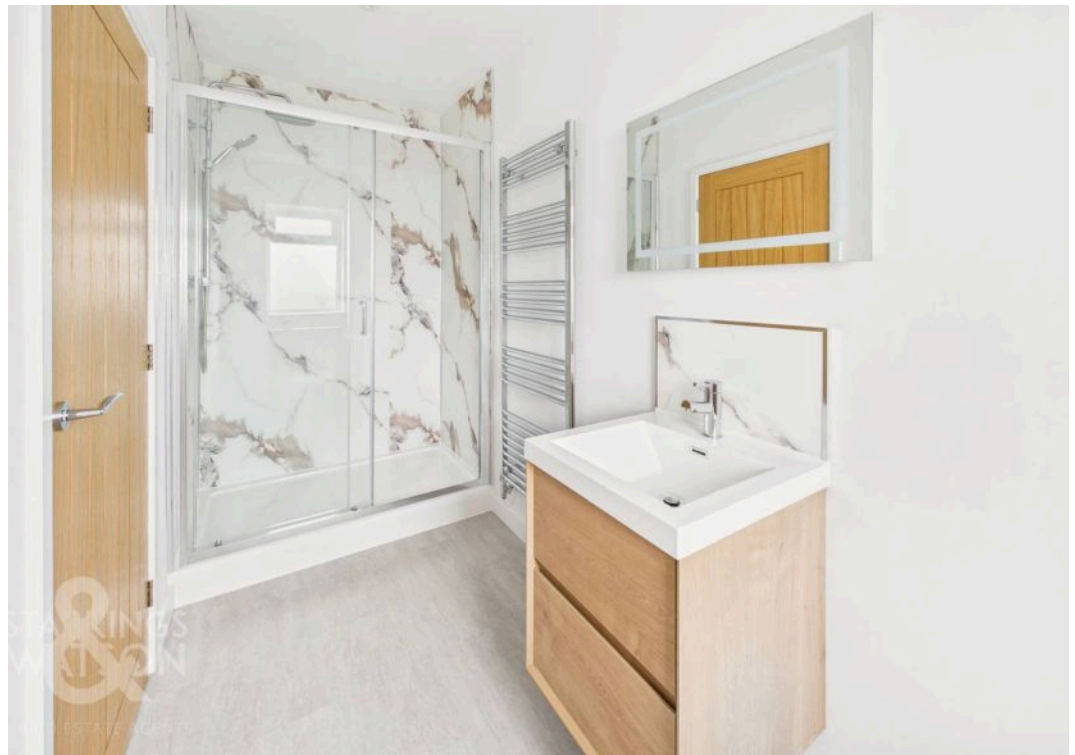
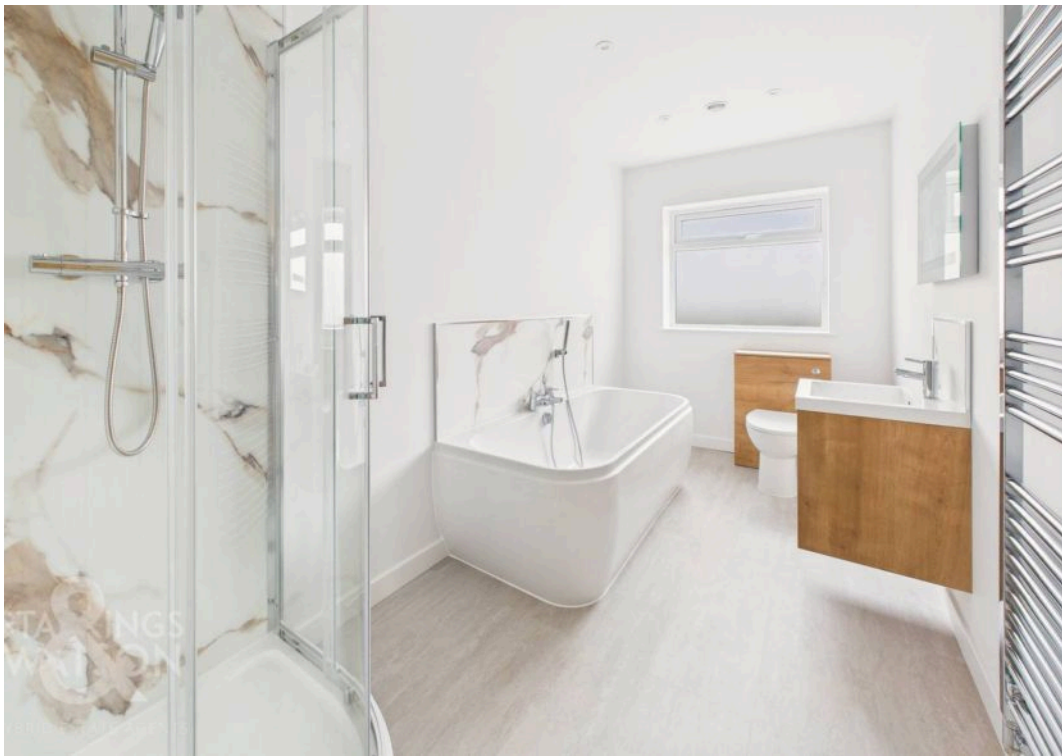
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VIRTUAL TOUR

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



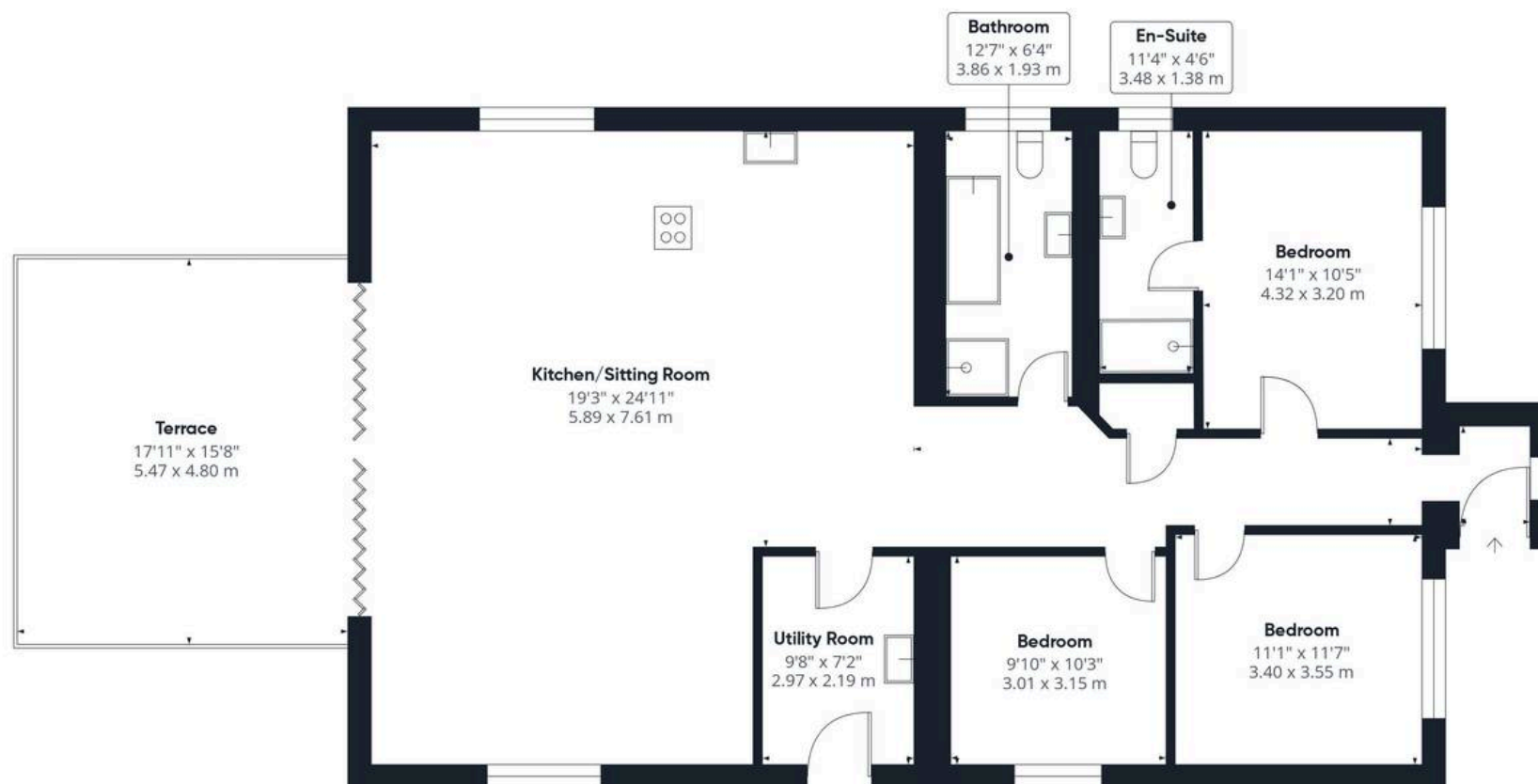




THE GREAT OUTDOORS

The outside patio area offers a perfect space to enjoy the south sun, with paving to be installed, whilst being completed with outside power and lighting. Steps lead down to the main lawned garden - enclosed with mature hedging, and with huge potential to landscape the space. To the side of the property, a shingled storage area can be found with potential to create a garage or cart lodge structure - subject to planning, with gated access leading to the main shingle driveway.





Approximate total area⁽¹⁾

1399 ft²

129.9 m²

Balconies and terraces

282 ft²

26.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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