



Station Road, Reedham - NR13 3TA



Station Road

Reedham, Norwich

NO CHAIN. This impressive DETACHED FAMILY HOME occupies an ENVIABLE PLOT of approximately 0.15 acres (stms), with FAR-REACHING VIEWS over the surrounding MARSHLAND and RIVER. From its ELEVATED PLOT, the property boasts a generous 1725 Sq. ft (stms) of versatile accommodation, thoughtfully arranged to suit MODERN LIVING. The ground floor features a welcoming entrance porch and hall, leading to a SPACIOUS 17' SITTING ROOM - perfect for relaxing or entertaining, and a separate 16' DINING/FAMILY ROOM ideal for gatherings. The well-appointed KITCHEN creates the HUB of the HOME, providing ample storage and workspace, complemented by a CENTRAL ISLAND. A convenient W.C, STUDY and SUN ROOM also complete the ground floor. There are FOUR well-proportioned BEDROOMS, THREE of which BENEFIT from EN SUITE facilities, offering PRIVACY and COMFORT for all family members or guests. The MAIN BEDROOM suite includes a BALCONY to take in the views.



The property is approached via a brick-weave DRIVEWAY, providing ample off-road parking for several vehicles, and is set back from the road for added privacy. The OUTDOOR SPACE is a true highlight of this home, designed to make the most of its PICTURESQUE SETTING. The PRIVATE GARDENS have been thoughtfully landscaped, creating a tranquil retreat that is both practical and visually appealing, including a PATIO, potential for LAWN and various storage - whilst enjoying the DISTANT VIEWS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Approx. 0.15 Acre Plot (stms) with Marshland Views
- Approx. 1725 Sq. ft (stms) of Accommodation
- 17' Sitting Room & 16' Dining/Family Room
- Four Bedrooms & Separate Study
- Three En Suites & Ground Floor W.C
- Brick-weave Driveway with Ample Off Road Parking
- Private Gardens with Landscaping & Balcony

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

Set back from the road and approached via a brick weave driveway, ample off road parking can be found whilst brick walling and wrought iron fencing encloses the frontage. A hard standing footpath takes you to the main entrance door and porch.

THE GRAND TOUR

Stepping inside, the porch entrance offers the ideal meet and greet space with a further hall entrance beyond, complete with tiled effect flooring underfoot. Doors lead off to the main kitchen and living accommodation. To your right hand side, a dining or family room can be found with stairs rising to the first landing and dual aspect views to the front and rear, with French door leading out to the rear patio. A useful inner hallway offers storage with a ground floor study leading off - complete with a range of built-in desking and storage, along with fitted carpet underfoot. The kitchen creates the hub of the home with an extensive array of built-in storage along the matching central island and breakfast bar. Integrated cooking appliances include an inset LPG gas hob and built-in eye level electric double oven, with space for a full height fridge and freezer along with a dishwasher and washing machine. The kitchen offers tiled splash-backs which run around the work surface with dual aspect windows to the front and rear, and tiled effect flooring underfoot. A further inner hallway includes the stairs to the first landing, with a built-in storage cupboard below, useful ground floor W.C tucked away with tile splash-backs and a two piece suite. Double doors create a grand entrance into the adjacent sitting room which also enjoys garden views, fitted carpet underfoot and French doors leading to a sun room - creating the ideal space for morning coffee or enjoying the views across the garden. Fitted carpet can be found underfoot with dual aspect views to side and rear, and French doors leading out to the patio.

The first floor is split into two sections, with the stairs from the inner hallway leading to a private principal bedroom suite - flooded with natural light and offering far reaching views across the marsh and beyond. French doors lead out to a balcony seating area, extensive storage includes wardrobes, overhead storage and a dressing table. A private ensuite leads off, which is a spacious room including a four piece suite with a tiled jacuzzi style bath with mixer shower tap, and a corner shower cubicle with twin head multi jets and tiled splash-backs. The main landing provides access to three further bedrooms - two of which are comfortable doubles and one is a single. The two larger rooms both enjoy en suites whilst being carpeted. The larger of the bedrooms includes built-in wardrobes with an ensuite including tiled splash-backs, built-in cupboard and walk-in shower cubicle. The smaller double bedrooms includes an ensuite with a panelled bath, tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR13 3TA

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VIRTUAL TOUR

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

AGENTS NOTE

The hot water solar system isn't currently working.



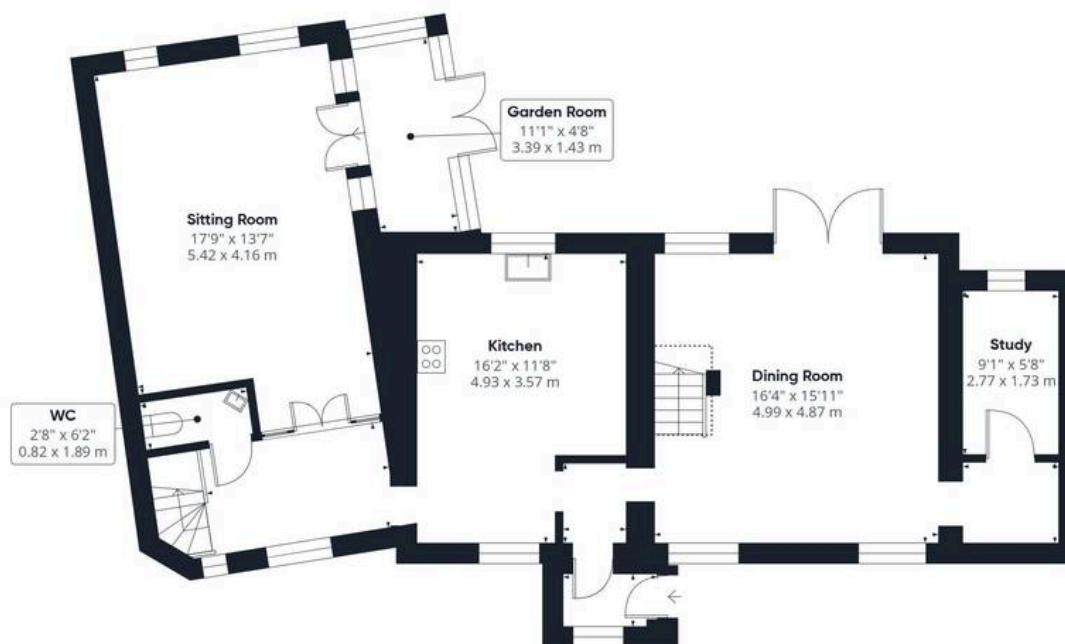




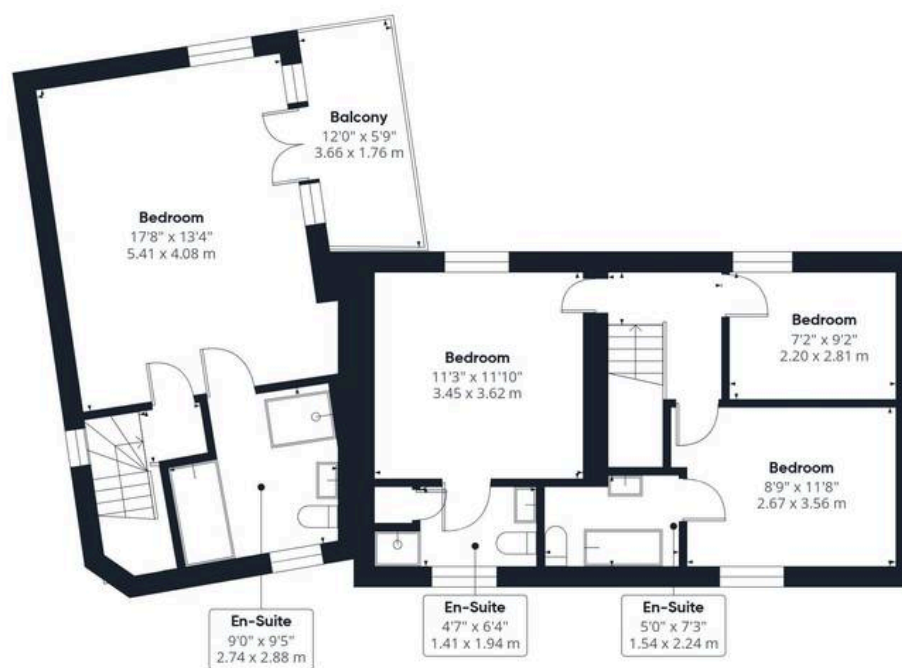
THE GREAT OUTDOORS

The rear garden offers a landscaped space to enjoy the far reaching views across the adjacent marshland, whilst enjoying the south sun. A large patio area extends from the sun room and dining room, with a timber built storage shed, exterior power, lighting and water supply. Steps lead down to the main central garden which is currently laid to stone with potential to reinstate grass if required, with various raised beds and vegetable plots already in situ ready for cultivation. A feature pond sits to one side, along with a decked seating area and an abundance of mature planting, further shed and greenhouse.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1725 ft²

160.2 m²

Balconies and terraces

66 ft²

6.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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