



Witton Close, Reedham - NR13 3HJ



Witton Close

Reedham, Norwich

NO CHAIN. This attractive DETACHED BUNGALOW presents a rare opportunity to secure a SPACIOUS and VERSATILE HOME with POTENTIAL for further enhancement (stp). The accommodation is thoughtfully arranged, featuring a generous 16' SITTING ROOM that flows seamlessly into a bright 15' GARDEN ROOM - perfect for relaxing or entertaining guests. At the heart of the home, the well-proportioned 12' KITCHEN provides ample workspace and storage, complemented by a separate UTILITY ROOM for added convenience. The property comprises TWO COMFORTABLE BEDROOMS and a modern FAMILY BATHROOM with a SHOWER, catering to a range of lifestyles. Throughout, the bungalow enjoys a light and airy atmosphere, while the layout offers flexibility for those seeking to PERSONALISE or EXTEND (stp). Additional benefits include a 2022 installed oil fired CENTRAL HEATING BOILER, TANDEM DRIVEWAY providing ample PARKING, GARAGE and a useful WORKSHOP, ideal for hobbies or extra storage. The REAR GARDEN offers a sense of PRIVACY and TRANQUILITY, with a TREE-LINED ASPECT that is not overlooked and backs onto the village train station.



Enclosed by timber fencing, the garden is mainly laid to lawn and features a brick weave patio seating area that extends from the garden room - creating an inviting space for outdoor dining or relaxation.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Bungalow with Potential (stp)
- 16' Sitting Room & 15' Garden Room
- 12' Kitchen Creating the Hub of the Home & Separate Utility Room
- Two Bedrooms
- Family Bathroom with Shower
- Private Non-Overlooked Gardens with Tree Lined Aspect
- Tandem Driveway, Parking & Workshop

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 only a short drive.



SETTING THE SCENE

Occupying a sweeping corner plot with extensive lawned gardens to front, tandem driveway parking can be found adjacent with access leading to the garage and double gates which take you to the private rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with fitted carpet underfoot and doors leading into the main living space and kitchen. To your right hand side, the family bathroom can be found with a four piece suite including a separate shower cubicle and panelled bath, with tiled splash-backs and side facing window. The main living space includes a feature fireplace to one side with fitted carpet underfoot, whilst dual aspect views flood the room with excellent natural light. Double doors take you to the adjacent garden room which extends the living space and offers huge potential with windows to side and rear, and door to the rear garden. The kitchen forms the hub of the home given its central position within the bungalow, with a range of built-in storage units, space provided for an electric cooker, tiled splash-backs, tiled flooring, space for a dining table and doors to the two bedrooms and utility room. The utility room includes work surface and storage shelving, with space for a washing machine and fridge, continued tiled flooring, built-in storage cupboard, floor standing oil fired central heating boiler and door to the rear garden. The two bedrooms are both finished with fitted carpet and uPVC double glazing, with the larger including built-in wardrobes and a private ensuite cloak room including a two piece suite and tiled splash-backs.

FIND US

Postcode : NR13 3HJ

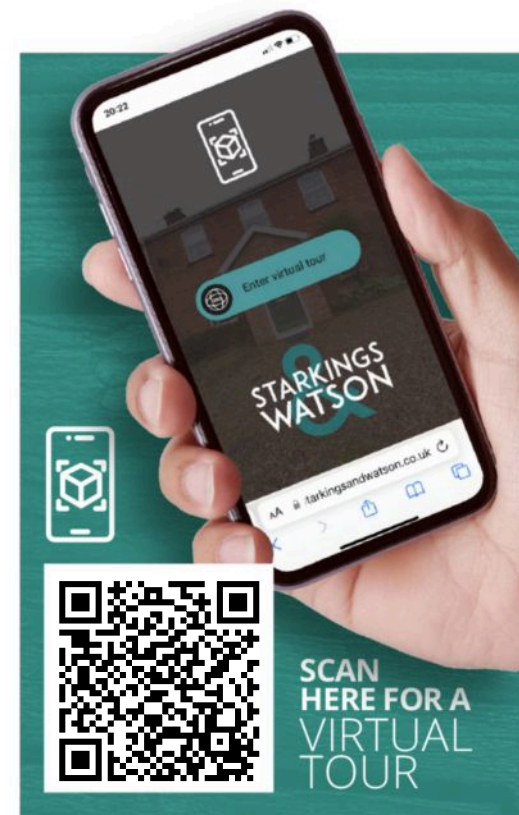
What3Words : ///buzz.frostbite.rests

VIRTUAL TOUR

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

AGENTS NOTES

The property backs onto the village train station.



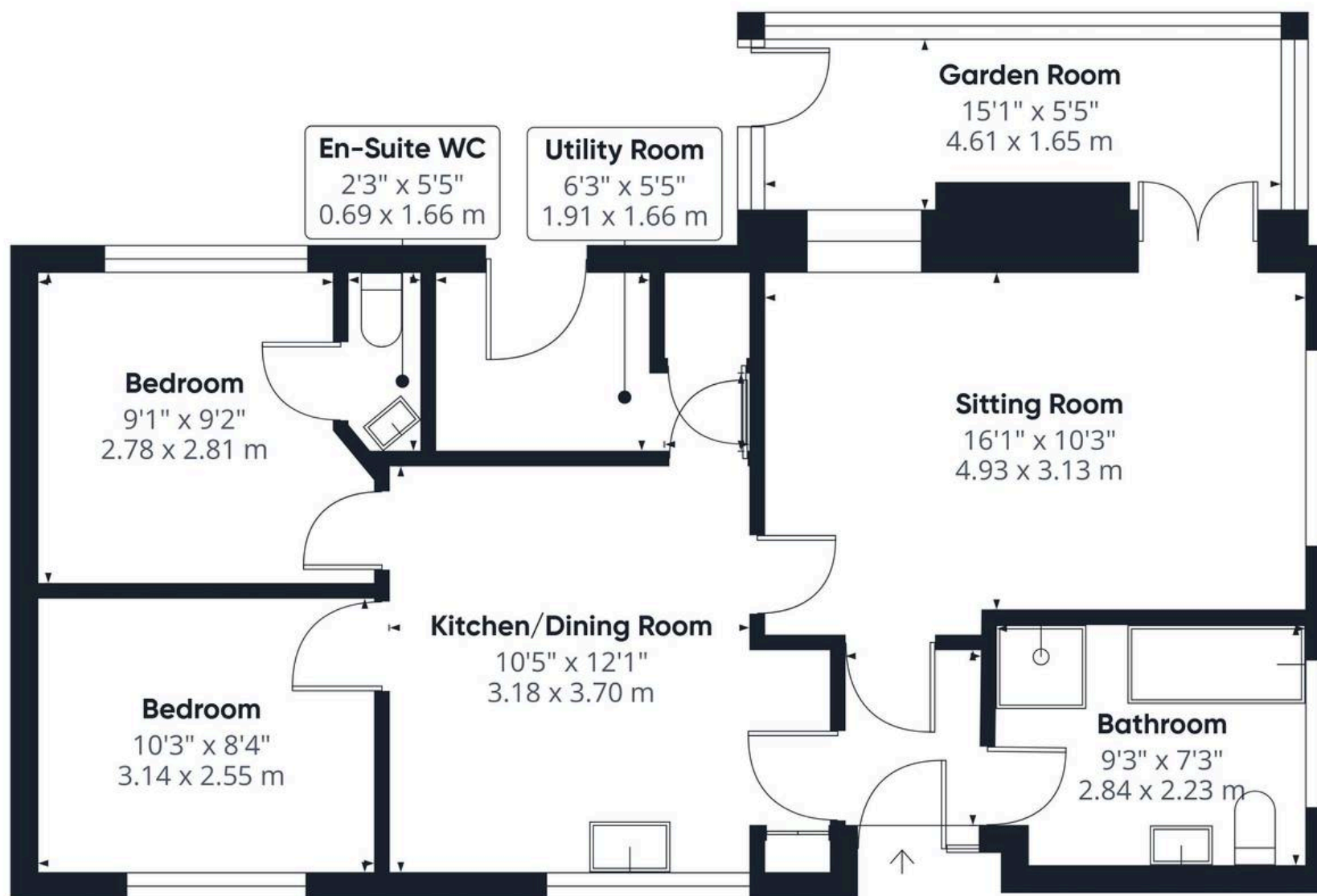




THE GREAT OUTDOORS

The rear garden offers a tree lined rear aspect backing onto the village train station, with enclosed timber fenced boundaries and a brick weave patio seating area leading from the garden room. The garden is mainly laid to lawn and includes a range of mature hedging, with a useful greenhouse and large timber built workshop tucked away to either side. Double timber gates lead to the driveway with the garage including an up and over door to front, window to rear, power and lighting.





Approximate total area⁽¹⁾

717 ft²
66.5 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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