



THE STORY OF

# 33 Station Road

*Reedham, Norfolk*

SOWERBYS





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# 33 Station Road

Reedham, Norfolk  
NR13 3TB

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Superb Four Bedroom Home

Impeccably Renovated Throughout

Highly Versatile Accommodation

Open Plan Living Options

Most Unique Location with Breathtaking Views

En-Suite to Principal Bedroom

Idyllic Village Setting with Wealth of Amenities

Stunning Balcony with Far Reaching  
Countryside and River Views

Large Sun Trap Garden

Ample Off Road Parking

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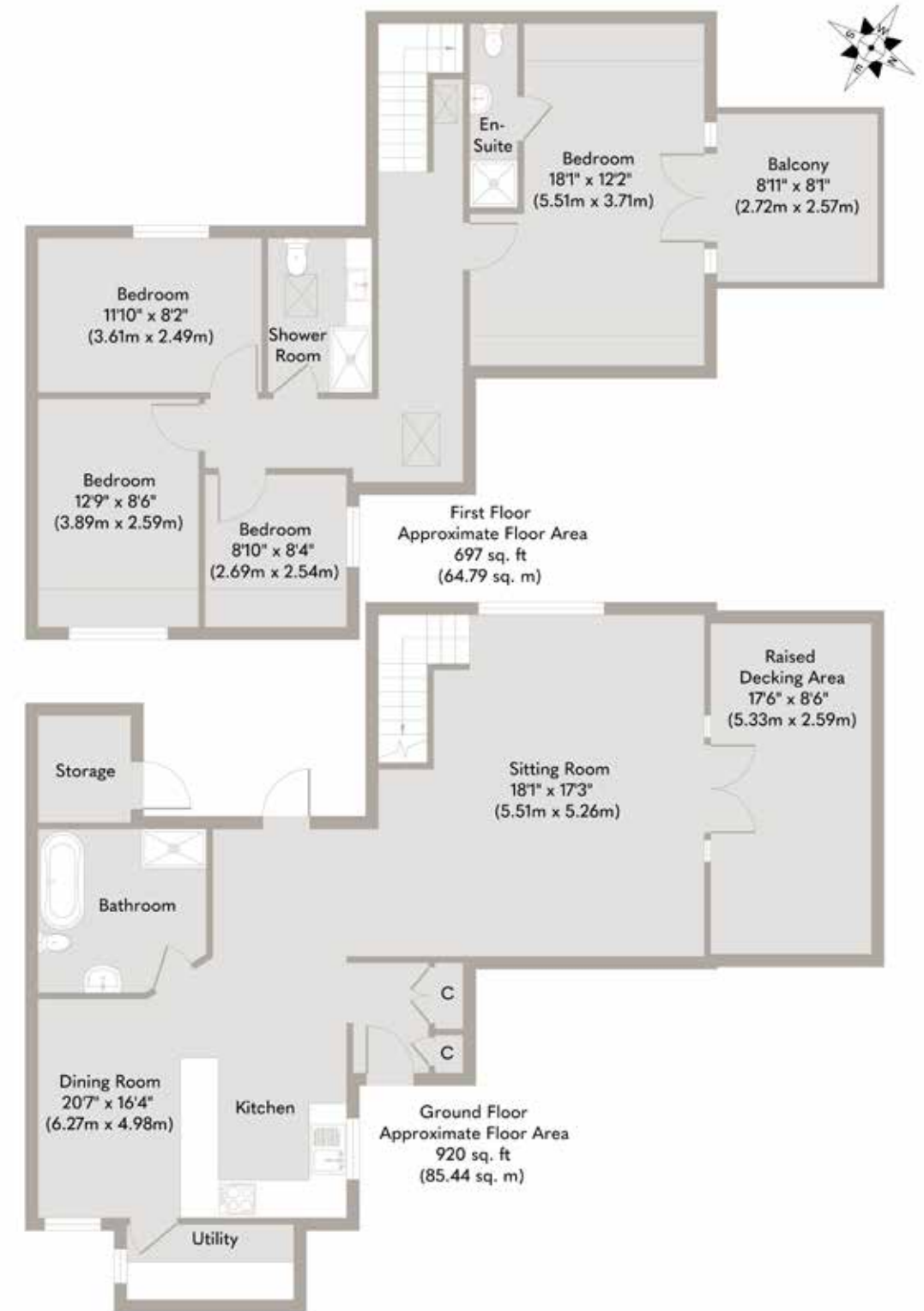
Standing proud on the northern bank of the famous River Yare, this idyllic four bedroom home has undergone a comprehensive schedule of renovation and now boasts impeccably presented accommodation filled with reams of natural light.

Set back from a quiet road, the home offers not only fantastic privacy but also breathtaking views across water meadows and down to the River Yare, even catching glimpses of the picturesque Reedham Ferry crossing. Inside, the accommodation offers a versatile mix of open receptions making the very best of the unique layout. The modern shaker style kitchen and dining area provides a wonderfully sociable space in which to gather as a family or entertain guests at the informal breakfast bar. Further into the home, the sitting room enjoys excellent definition of its own whilst remaining connected to the rest of the accommodation. Double doors here invite natural light into the space whilst affording direct access to the raised sun terrace and far reaching views beyond the rear garden. Elsewhere on the ground floor, a well equipped utility room, luxurious bathroom and handy boot/cloaks area bring superb practicality to the home.

The first floor is home to the four charming bedrooms, each with a unique character of their own. The opulent principal suite boasts not only a wealth of bespoke cabinetry and a luxurious en-suite but also a breathtaking large balcony offering stunning elevated views across the watermeadows and the River Yare – a remarkable spot to start the day. The three further guest bedrooms are well served by the central family shower room.

The large, pristine garden has been laid to lawn and bordered by newly stocked flower beds. A generous space in which to create memories in the sheltered sunshine amongst glorious surroundings. The large plot also allows for off road parking for numerous cars on the shingle driveway.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Reedham

SCENIC LIVING, RIVERSIDE  
ADVENTURES AND RURAL CHARM

Reedham is a picturesque village located in the heart of the Norfolk Broads. It's a great place to live for those who enjoy a tranquil and scenic environment. The village is known for its beautiful riverside setting, historic architecture, and friendly community.

Living in Reedham offers a peaceful and idyllic lifestyle, with easy access to the waterways of the Norfolk Broads. The village has a range of amenities, including a village shop, a pub, and a primary school. There are also plenty of opportunities for outdoor activities such as boating, fishing, and walking along the riverside.

Neighbouring towns such as Acle, Brundall, and Loddon are within easy reach of Reedham. Acle is a larger village with a wider range of amenities, including shops, restaurants, and a train station with connections to Norwich and Great Yarmouth. Brundall is known for its marina and offers a range of waterside properties. Loddon is a charming market town with a variety of local shops, cafes, and a weekly market.

Overall, Reedham and its neighbouring towns offer a peaceful, rural lifestyle with easy access to the amenities of larger villages and towns.



*Note from Sowerbys*



“...stunning  
elevated views  
across the  
watermeadows  
and the River  
Yare.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 4135-6429-1400-0203-5202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///warbler.fulfilled.point

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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