



Reedham, Norwich - NR13 3TB



Reedham

Norwich

Nestled amidst PICTURESQUE COUNTRYSIDE, this detached FARM HOUSE offers a tranquil sanctuary with BREATHTAKING PANORAMIC MARSHLAND VIEWS. Boasting a FULLY UPDATED and MODERNISED INTERIOR, the property spans approximately 2015 sq. ft (stms) of luxurious accommodation. Step inside to be greeted by HIGH CEILINGS and LARGE WINDOWS that flood the living spaces with excellent natural light. The property features THREE RECEPTION ROOMS, ideal for entertaining guests or simply enjoying family time. The MAIN SITTING ROOM enjoys a FEATURE WOOD BURNER, with a FAMILY ROOM and separate DINING ROOM - flowing seamlessly into the FULLY FITTED KITCHEN. A ground floor SHOWER ROOM allows for a downstairs bedroom if needed, with a FULLY FITTED UTILITY/BOOT ROOM, and STUDY with extensive storage. With FOUR BEDROOMS offering ample space for personal retreat, this home is a harmonious blend of comfort and elegance. Situated on TWIN GATED DRIVEWAYS, with a timber-built garage, this residence exudes both CHARM and FUNCTIONALITY.



Immerse yourself in the wonders of nature as amazing wildlife can be spotted right from your own garden. The VAST OUTDOOR SPACE is nothing short of a countryside haven, with unparalleled privacy and seclusion, this property provides the perfect setting for outdoor gatherings, BBQs, or simply relaxing in the fresh air.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Farm House Mixing Modern & Character Living
- Fully Updated & Modernised Interior
- Approx. 2015 Sq. ft (stms) of Accommodation
- Outstanding Panoramic Marshland Views
- Twin Gated Driveways & Timber Built Garage
- High Ceilings & Large Windows for Excellent Natural Light
- Three Reception Rooms
- 4/5 Bedrooms

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 offers picturesque surroundings, with amazing country walks.



SETTING THE SCENE

The property sits side onto the road with two driveway entrance points including the large gated driveway offering a shingle parking and turning space, along with a timber built garage building. The formal driveway sits to the front of the property with a further timber five bar gate leading to a shingle driveway and the main entrance. The gardens wrap around the property with the front gardens being laid to lawn, and including a range of mature shrubbery and hedging, with an open aspect to the main garden and rear driveway.

THE GRAND TOUR

Step inside the original main entrance, where antique hardwood flooring flows underfoot with stairs rising to the first floor landing and useful built-in storage cupboard sitting below. Doors lead off to the range of reception rooms all of which offer a high degree of flexibility in their uses. The main sitting room enjoys views across the adjacent marshland, with a feature cast iron wood burner creating a focal point to the room with a pamment tiled hearth, wood flooring and three windows forming the dual aspect views. Sitting opposite from the hall entrance, a family room offers dual aspect views via three windows, provides a further living space with wood flooring underfoot and a feature fireplace. From here a door leads to an inner hallway with a useful built-in wardrobe, and door taking you to the utility/boot room and ground floor shower room. The shower room enables ground floor bedroom accommodation if required, with a W.C, hand wash basin and power shower. The utility/boot room offers a versatile meet and greet space from the main rear driveway, with a range of units offering storage and space for laundry appliances including a washing machine and tumble dryer, along with an American style fridge freezer if required. From here a door takes you back to the main hall entrance with a study sitting to one side, with solid wood surfaces and a range of storage units including a desk area creating an ideal study space if required.

The dining room completes the reception space with pamment tiled flooring underfoot and views across the adjacent marshes. Ample space for a dining table can be found, and a door takes you to the formal kitchen. An extensive range of built-in storage units can be found in the kitchen, including integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with matching up-stands and tiled splash-backs, with space for a fridge and freezer, with a dual aspect view to front and rear, and doors to the front driveway and rear garden.

Heading upstairs, the carpeted landing offers a light and bright space with access to the large boarded out loft, with a pull down ladder and a boarded storage area. Doors lead off to the four bedrooms and walk-in airing cupboard, all of which are finished with fitted carpet and uPVC double glazing. Completing the property is the main family bathroom which offers a separate bath and walk-in double shower cubicle with a power shower and aqua-board splash-backs. There is useful storage in the hand wash basin vanity unit and mirrored bathroom cabinet.

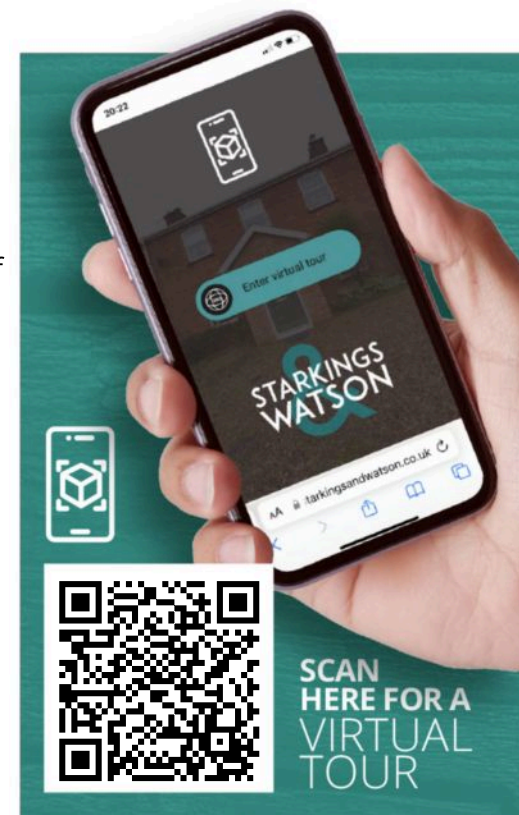
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THE GREAT OUTDOORS

To the outside, the main gardens sit to the side of the property away from the road. The garden is enclosed by walls and dog proof timber and wire fencing. There are lovely views across the marshland and River Yare in the distance. Reedham chain ferry can also be seen together with several windmills. There is a variety of wildlife to be viewed, including Water Deer, Marsh Harriers and various other wildfowl. Laid to lawn, the gardens include a variety of mature planting and shrubbery, with a raised patio seating area leading from the dining room. A further range of raised brick built flower beds line the patio, with an outhouse housing an exterior W.C with open aspect to the main rear driveway.

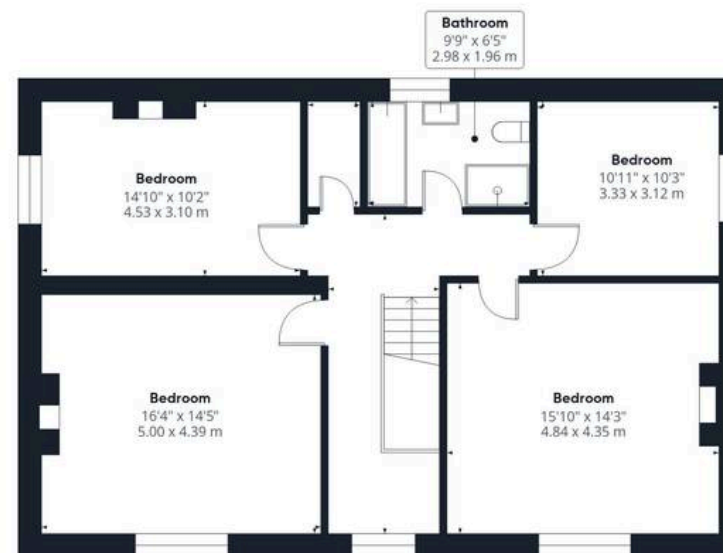
AGENTS NOTES

The property is connected to the mains water and mains sewer. The mains waters goes to the kitchen sink tap, but the two bathrooms are served by free spring water from a well. This is natural soft spring water and is unmetered. The landlord will arrange the appropriate testing. There is an option to open a valve and the whole house can be on mains water (charged at the normal rates). The property has oil fired central heating with one low rate storage heater in the utility room. There is CAT6 cabling to the reception rooms and bedrooms.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2015 ft²
187.3 m²

Reduced headroom

12 ft²
1.1 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.

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