



Riverside, Reedham - NR13 3TQ



Riverside

Reedham, Norwich

VENDOR FOUND. This CHARACTERFUL and EXTENDED RIVERSIDE HOME enjoys an ELEVATED SETTING with FAR REACHING VIEWS. With a SOUTH FACING FRONTAGE, wrap around gardens can be found to the front and side, along with PARKING for two vehicles. Over 1300 Sq. ft (stms) of accommodation can be found within, including an OPEN PLAN 13' SITTING ROOM with a WALK-IN BAY and OPEN FIRE, and adjacent 14' DINING ROOM. The HAND CRAFTED KITCHEN sits adjacent with space for an island or BREAKFAST TABLE, complete with OPEN VIEWS across the RIVER to front. A side lobby leads to a UTILITY/CLOAKROOM and ground floor FAMILY/BEDROOM - creating a VERSATILE SPACE and access to the storage/wine CELLAR below. Upstairs, THREE BEDROOMS lead off the landing, including the MAIN DUAL ASPECT BEDROOM with a WALK-OUT BALCONY and EN SUITE SHOWER ROOM, and further family SHOWER ROOM.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Elevated Position with River Views
- Characterful Interior with Open Plan Flow
- 13' Sitting Room with Open Fire
- Open Plan 14' Dining Room
- Hand Crafted Kitchen
- Ground Floor Family/Bedroom
- Three First Floor Bedrooms
- Wrap Around Gardens & Twin Off Road Parking



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.

IN SUMMARY

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SETTING THE SCENE

Accessing the property from Riverside, you first reach the off road parking where a shingle driveway offers space for two vehicles, with steps leading to the rear garden. Further along Riverside Road the main set of steps lead to the front door, with the gated entrance clearly marked and opening to the front patio area. Immediately you can appreciate the outstanding views across the river, marshes and towards the Reedham swing bridge.

THE GRAND TOUR

Accessed via a porch entrance with a window enjoying the distant views, there is ample space for coats and shoes with tiled flooring underfoot. A handcrafted solid wood entrance door leads you into the main living space which is open plan between the dining and sitting areas, with potential to separate the spaces if required. Starting in the sitting area, a feature fireplace with an open fire set within a brick built surround and pamment tiled hearth, creating a focal point to the room - with a walk-in bay window ideal for taking in the distant views over the river and beyond. The dining area also enjoys a window to front with the stairs concealed behind a door, which in turn creates a useful study or storage space. The adjacent door takes you into the kitchen which offers a u-shape arrangement of handcrafted wall and base level units, with ample work surface space and room for an LPG gas Rangemaster cooker with an extractor fan above. The fridge freezer and dishwasher are integrated, with tiled flooring underfoot. Windows to front and rear ensure a light and bright space. A dresser style unit can be found opposite providing extensive storage and shelving, with access to the adjacent side lobby. The lobby offers further access to the front of the property with a built-in cupboard and a door taking you to the utility/cloakroom where a low level WC and hand wash basin can be found. A work surface conceals space for laundry appliances, with the floor standing LPG boiler providing hot water only. A further cupboard offers a pantry style storage with a heated towel rail, and window to rear. Completing the ground floor is a second reception room created in a unique style with spotlighting above and wood effect flooring underfoot. Windows and doors lead onto the side garden with steps also leading down to a useful basement/cellar area. An ideal wine store or storage, steps lead down to the cellar which also includes power and lighting. Heading upstairs, the landing is carpeted and finished with a useful built-in storage cupboard and recessed spotlighting, with doors taking you to the main bedroom. At the far end of the hall with dual aspect windows and French doors taking you to a balcony area - stunning views across the river and marshes can be enjoyed all year round. Within the main bedroom there is a double fitted wardrobe, whilst an en suite shower room offers a three piece suite with Aqua board splash-backs and a heated towel rail. The third bedroom sits adjacent with a built-in wardrobe, a window to the front, whilst the family shower room offers a walk-in double shower cubicle, splash backs, storage under the sink and further heated towel rail. The second double bedroom also enjoys dual aspect windows and views to the Reedham swing bridge, with a built-in double wardrobe.

FIND US

Postcode : NR13 3TQ

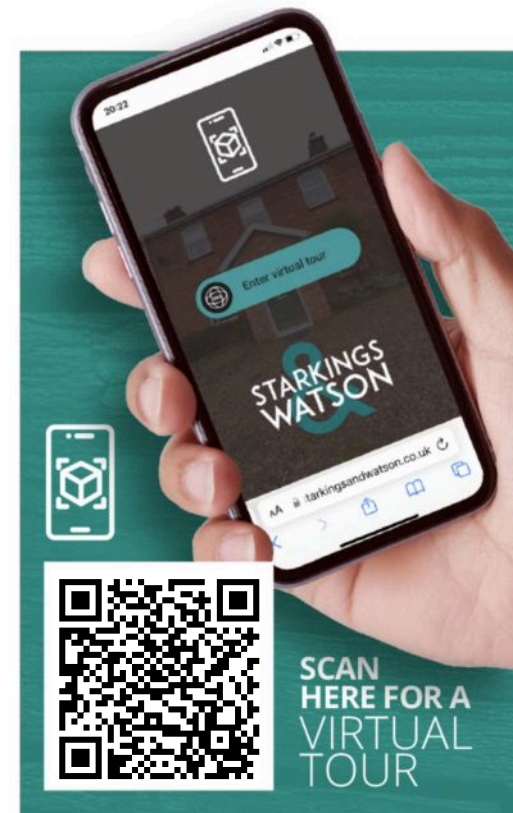
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VIRTUAL TOUR

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

AGENTS NOTE

Heating is via electric heaters, whilst an LPG boiler provides hot water and heating to one radiator. The property utilises a septic tank for sewerage - purchasers have the option of applying for connection to the mains drainage system on application to Anglian Water. Septic tank complies with the 2020 regulations for small domestic systems.



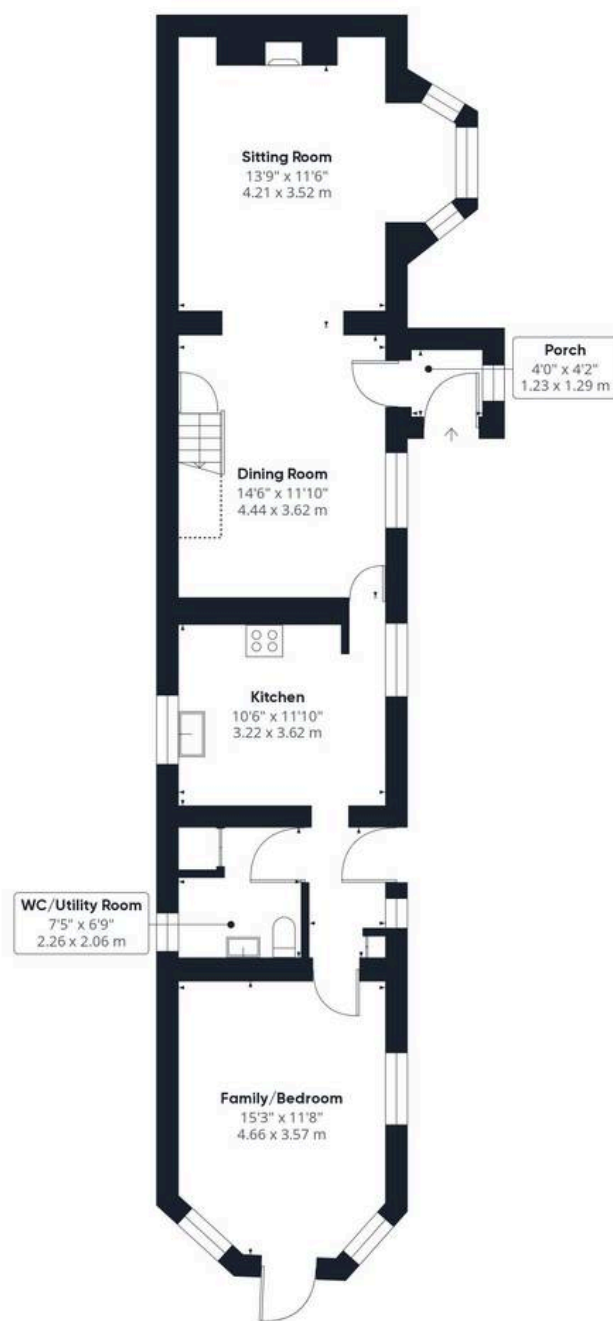




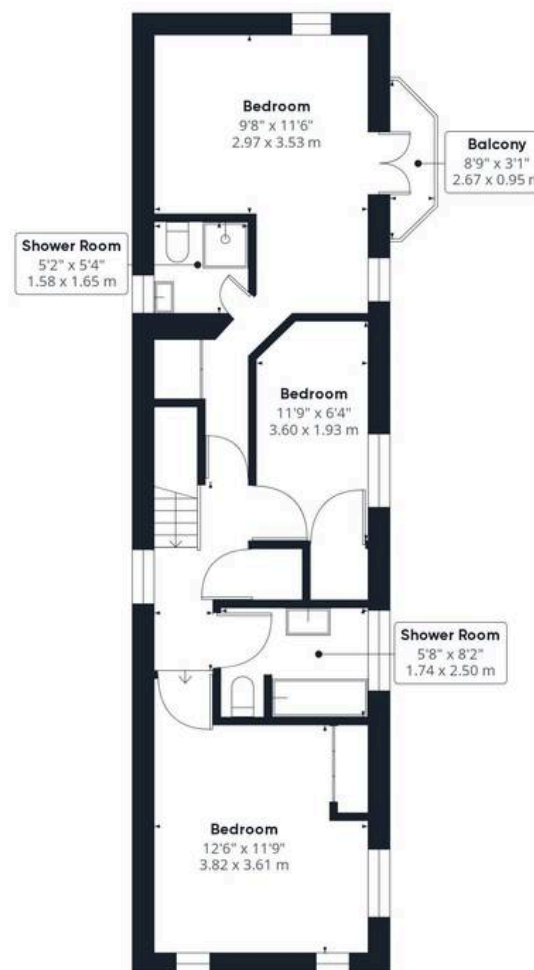
THE GREAT OUTDOORS

The gardens wrap around the property to the front and side. Leading from the car park area are steps to the working area of the garden with large timber shed and log store behind. From the car park area a short walk along Riverside Road leads you to the main steps. A front south facing patio and decked seating area where you take in the summer views over river and marshes, as well as the main garden with well stocked borders and mature hedging. To one side of the property is a timber picket fence creating a courtyard seating area leading from the second reception room, a single pathway with archway leads to the shed area. To the other side of the property, newly laid railway sleepers border a shingle pathway and secluded seating area overlooking the river leading to further steps up to Holly Farm Road





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1317.18 ft²

122.37 m²

Balconies and terraces

23.14 ft²

2.15 m²

Reduced headroom

13.72 ft²

1.27 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.