



Church View Close, Reedham - NR13 3TU



Church View Close

Reedham, Norwich

NO CHAIN. STUNNING PANORAMIC VIEWS can be appreciated over the fields and village train line, with OVER 1080 Sq. ft (stms) of accommodation inside - including a USEFUL LOFT ROOM. Up to FOUR BEDROOMS can be found across the two floors, with VERSATILE LIVING SPACE and LARGE GARDENS including a 0.18 ACRE PLOT (stms). The WELCOMING PORCH ENTRANCE includes storage, with a study/bedroom, family bathroom with SHOWER, 16' DUAL ASPECT SITTING ROOM, 14' DINING ROOM and the KITCHEN/BREAKFAST ROOM with its useful UTILITY LOBBY beyond. Upstairs, THREE BEDROOMS with BUILT-IN WARDROBES lead off the landing, with a W.C. A pull down ladder leads to a LOFT HOBBY ROOM. Outside, the GARDENS offer HUGE POTENTIAL, with a GARAGE and GREEN HOUSE, and options to enclose the space or re-purpose the grass areas.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- Detached Family Home with Garage
- Panoramic Field Views
- Open Plan Kitchen/Dining Room
- Hall Entrance & Front Facing Sitting Room
- Up to Four Bedrooms
- W.C & Family Bathroom
- Large Gardens with Huge Potential

OUT & ABOUT 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. 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

Situated in a cul-de-sac setting and occupying the end plot, substantial areas of lawn can be found, with far reaching views over the adjacent fields and train line. Low level timber fencing provides a front boundary, with the main front garden being laid to lawn, with a variety of planting and a hard standing footpath leading to the main entrance door.



The garage sits adjacent with a brick weave driveway providing off road parking, with huge potential to create a larger driveway if required.

THE GRAND TOUR

Heading inside, the front porch is finished with wood-block flooring and a built-in storage cupboard, with French doors offering panoramic views over the side gardens. The main hall entrance continues with wood-block flooring and stairs to the first floor landing. A useful storage cupboard can be found under the stairs, via a double cupboard. Immediately to your left as you enter is the ground floor bedroom/study with fitted carpet underfoot and a uPVC window to front. The adjacent family bathroom has been re-fitted to include a white four piece suite with storage under the sink, a shaped panelled bath and walk-in shower cubicle with aqua board splash-backs for ease of maintenance. The main sitting room sits at the end of the hallway with dual aspect views via two uPVC double glazed windows, with a feature open fireplace complete with the tiled hearth. The kitchen and dining rooms are open plan with the main dining area finished with fitted carpet and steps leading to the kitchen area which also includes a breakfast bar for day to day living. The kitchen includes extensive storage with integrated cooking appliances, including an electric ceramic hob and built-in eye level electric oven, with an integrated fridge freezer included. A stable door takes you to the side lobby with a cupboard housing the laundry appliances, and a useful door to the rear garden. Heading upstairs, the carpeted landing leads to the three bedrooms, starting with the main double bedroom which sits at the rear, with stunning views through dual aspect windows complete with a built-in storage cupboard, built-in double wardrobe and fitted carpet underfoot. The second bedroom faces to front, once again with dual aspect views and a built-in wardrobe, with the third bedroom completing the property. The first floor WC serves the three bedrooms, with a two piece suite and tiled splash-backs.

A pull down loft access hatch and ladder lead to an insulated and boarded hobby room which offers further potential and currently houses a large train set, with power, lighting and windows installed. This large storage space offers clear potential for the right purchaser.

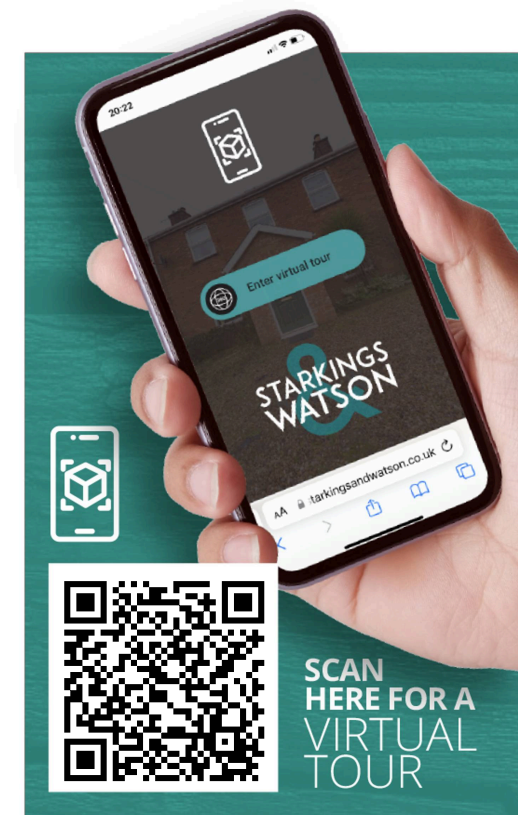
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VIRTUAL TOUR

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







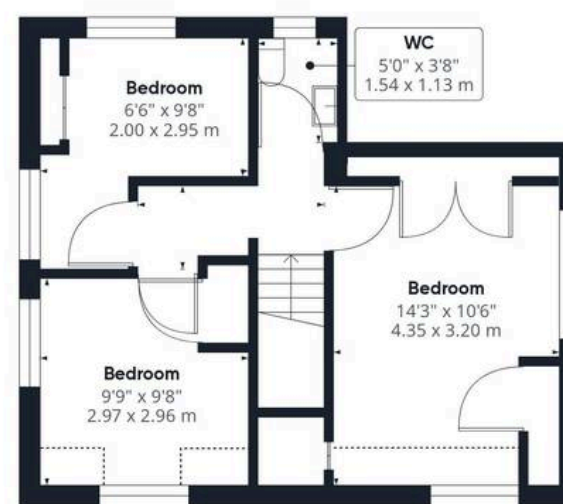
THE GREAT OUTDOORS

The lawned gardens wrap around the front, side and rear of the property. Various patio areas can be found, with low level hedging and fencing allowing for beautiful far reaching countryside views. Access leads to the garage and green house, with potential to enclose further spaces.

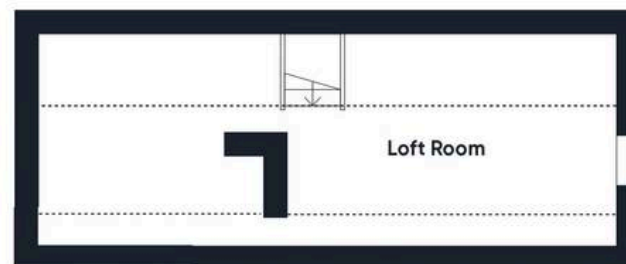




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1086.3 ft²

100.92 m²

Reduced headroom

23.83 ft²

2.21 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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