



New Road, Reedham - NR13 3TR





## New Road

Reedham, Norwich

NO CHAIN. Offering the perfect OPPORTUNITY for those looking to put their stamp on a property, there is POTENTIAL to UPDATE and MODERNISE this semi-detached home. From its PORCH and HALL ENTRANCE, TWO RECEPTION ROOMS lead off which are both OPEN PLAN, with a rear hall leading to a kitchen and separate UTILITY ROOM - complete with a ground floor W.C and 11' CONSERVATORY - providing seamless garden access. Upstairs, TWO DOUBLE BEDROOMS await, along with a first-floor bathroom complete with a SHOWER. Oil fired CENTRAL HEATING is installed, with a replacement boiler installed in 2022. The fully ENCLOSED GARDEN features brick walling and timber panel fencing, enveloped by mature shrubbery and hedging providing a SECLUDED AMBIENCE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Semi-Detached Home
- Potential to Update & Modernise
- Two Reception Rooms
- Kitchen & Separate Utility Room
- 11' Conservatory with Garden Access
- Two Double Bedrooms
- First Floor Bathroom with Shower
- Enclosed, Mostly Paved Garden

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 to 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

Set back from the road and approached via a tarmac driveway, off road parking is provided to front with a well stocked front garden, complete with double timber gates leading to the rear garden.



## THE GRAND TOUR

Once inside, the carpeted hall entrance offers stairs to the first floor landing with useful built-in storage below, with a door taking you to the main open plan living space with views to the side. The dining room offers fitted carpet underfoot and a built-in storage cupboard with an opening taking you to the front facing sitting room centred on a feature brick built open fireplace with fitted carpet continuing through the space. Heading to the rear, an inner hall provides access to the kitchen, garden and utility space - with the kitchen offering a U-shaped arrangement of wall and base level units with space for an LPG gas cooker and general white goods including a fridge freezer. With tiled walls and flooring, a side facing window offers excellent natural light, while space for further white goods can be found opposite in the utility room. The utility room offers basic storage and room for a washing machine, with a WC leading off. There is potential to open up the kitchen and utility room into one space. At the end of the hall, a conservatory can be found, with side and rear facing windows and a door taking to the outside. Tiled flooring can be found underfoot, whilst huge potential exists to further utilise this space and create more reception space if required.

Heading upstairs, the carpeted landing offers a side facing window with doors taking you to the two bedrooms and family bathroom. The main double bedroom sits at the front of the property with a front facing window, full width range of built-in wardrobes and an over-stairs storage cupboard. The second bedroom sits to the rear, with a feature fireplace and storage recesses to either side, with rear facing garden views. The family bathroom completes the property with a four piece suite including a walk-in shower cubicle and panelled bath, with tiled splashbacks and flooring, along with the heated towel rail.

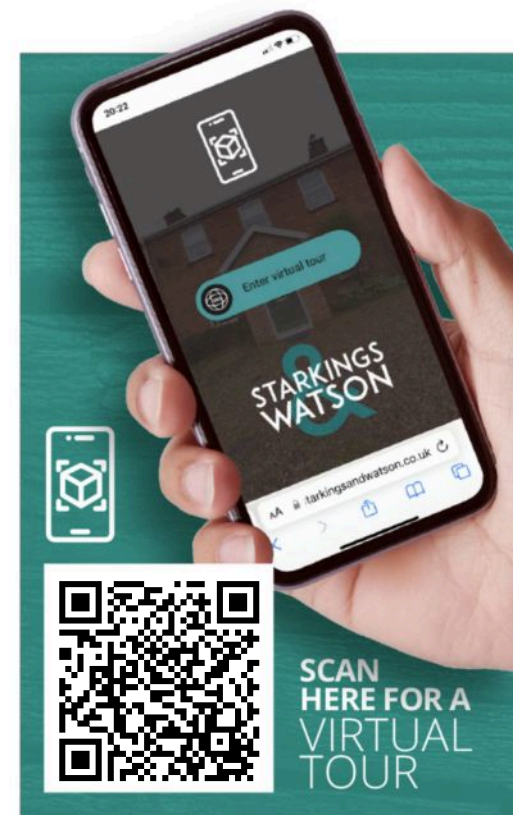
## FIND US

Postcode : NR13 3TR

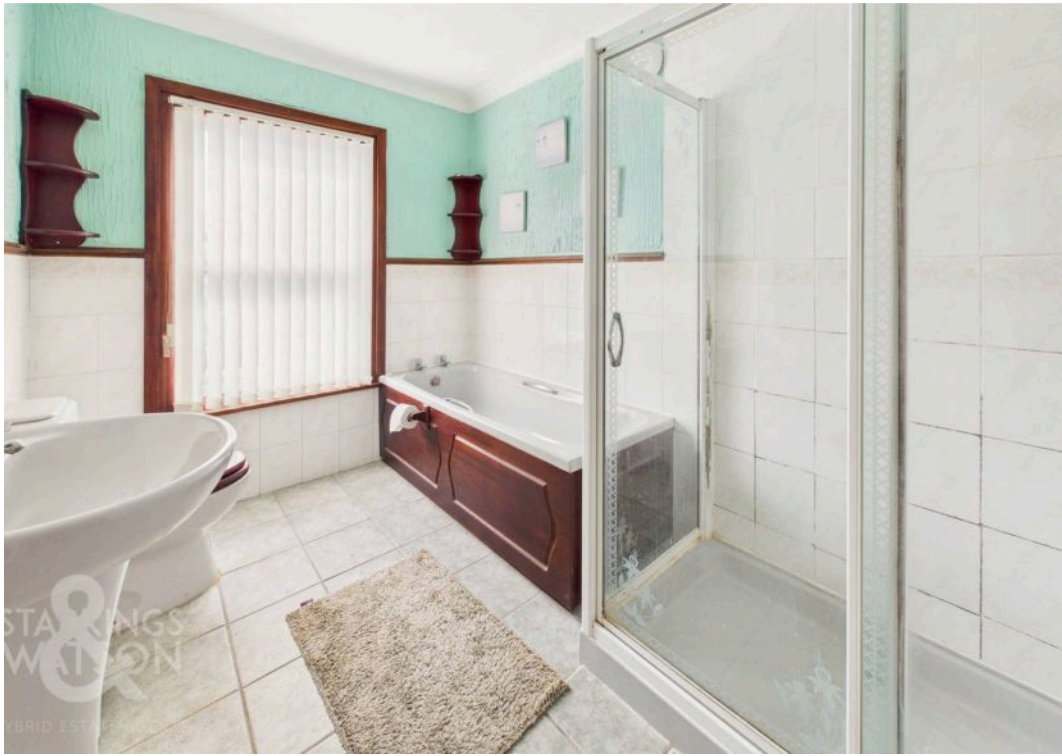
What3Words : ///kicked.aunts.itself

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Fully enclosed with brick walling and timber panel fencing, adorned with a range of mature shrubbery and hedging to the boundaries, a high degree of privacy is afforded. The garden is laid to paving with a timber built summer house offering storage, and a useful side access which leads to a further timber built storage shed. Outside power and water supplies are provided, with double timber gates to the front driveway.





**Floor 1**

**Approximate total area<sup>(1)</sup>**

959 ft<sup>2</sup>

89.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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 are 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.