



Yareview Close, Reedham - NR13 3SZ





## Yareview Close

Reedham, Norwich

This detached BUNGALOW offers a TRANQUIL RETREAT for those seeking a COUNTRYSIDE LIFESTYLE. With a SWEEPING CORNER PLOT, the property boasts a spacious 20' SITTING ROOM, flooded with natural light streaming in through PATIO DOORS that open onto the rear garden, creating a seamless indoor-outdoor flow. The MODERNISED KITCHEN and UTILITY ROOM come complete with APPLIANCES, catering to every culinary need, whilst there is space for a table. Step into the WELCOMING HALL ENTRANCE, featuring ample STORAGE space and potential for a convenient W.C. THREE thoughtfully designed BEDROOMS include BUILT-IN WARDROBES, whilst the RE-FITTED EN SUITE and FMAILY BATHROOM exude contemporary elegance. Outside, the property enjoys distant VIEWS across the MARSHLAND beyond, featuring a raised patio, central lawn for outdoor enjoyment, and a charming SUMMER HOUSE. A detached GARAGE and DRIVEWAY provide convenient parking and storage solutions.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC



- Detached Bungalow with Marshland Views
- Welcoming Hall Entrance with Storage & Potential for W.C
- 20' Sitting Room with Patio Doors to Rear
- Modernised Kitchen & Utility Room with Appliances
- Three Bedrooms with Built-in Wardrobes
- Re-fitted & Modernised En Suite & Family Bathroom
- Private Gardens with Raised Patio, Central Lawn & Summer House
- Detached Garage & Driveway

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

Occupying a prominent position within this cul-de-sac setting, the property is approached via a low maintenance plum slate frontage, with a footpath taking you to the main entrance door, driveway and garage.

## THE GRAND TOUR

Heading inside the hall entrance, fitted carpet and a recessed barrier mat can be found underfoot, with doors leading to the living space and kitchen accommodation, along with the bedrooms towards the end of the entrance hall. The main sitting room offers dual aspect views to front and rear, with sliding patio doors opening up to the rear garden and timber decked seating area. The feature fireplace creates a focal point to the room with fitted carpet underfoot. Sitting adjacent, the kitchen/dining room offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob with extractor fan above, and built-in eye level electric oven. LVT flooring is installed underfoot with space for a breakfast table, whilst a rear facing window offers garden views, and a dishwasher is integrated. The open plan utility room extends the kitchen accommodation with space for a washing machine, integrated fridge freezer, whilst a cupboard houses the wall mounted oil fired central heating boiler, along with an integrated microwave and door leading to the rear garden. The hall entrance offers a range of built-in storage and the original W.C which is now a walk-in cloaks cupboard with plumbing still remaining ready for conversion by the new owner if required. Three bedrooms lead off the hall entrance starting with the main double bedroom which sits to the rear of the bungalow, with garden views and a range of built-in bedroom furniture. A private ensuite leads off with a white three piece suite which has been re-fitted to include useful storage under the hand wash basin, along with a shower cubicle including a digital thermostatically controlled shower, with aqua-board splash-backs.

The further two bedrooms face to the front and include built-in wardrobes and are both served by the family shower room which offers a re-fitted white three piece including storage under the hand wash basin, walk-in double shower cubicle with a thermostatically controlled shower and aqua board splash-backs.

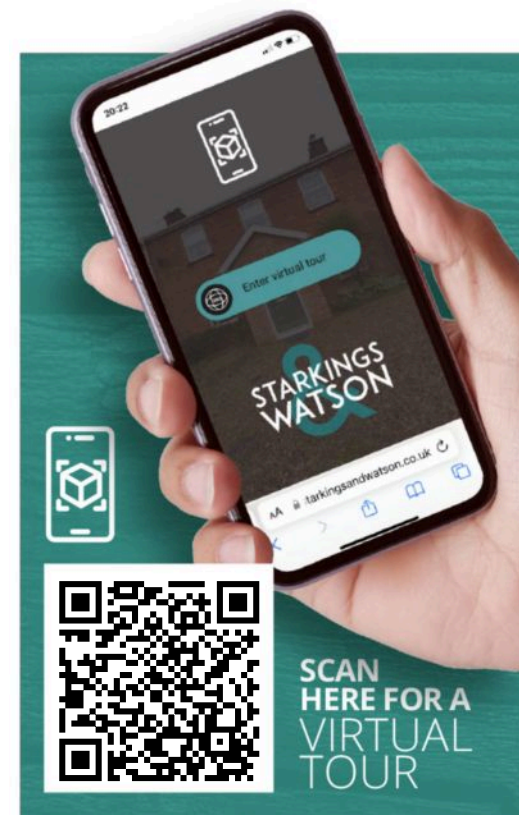
## FIND US

Postcode : NR13 3SZ

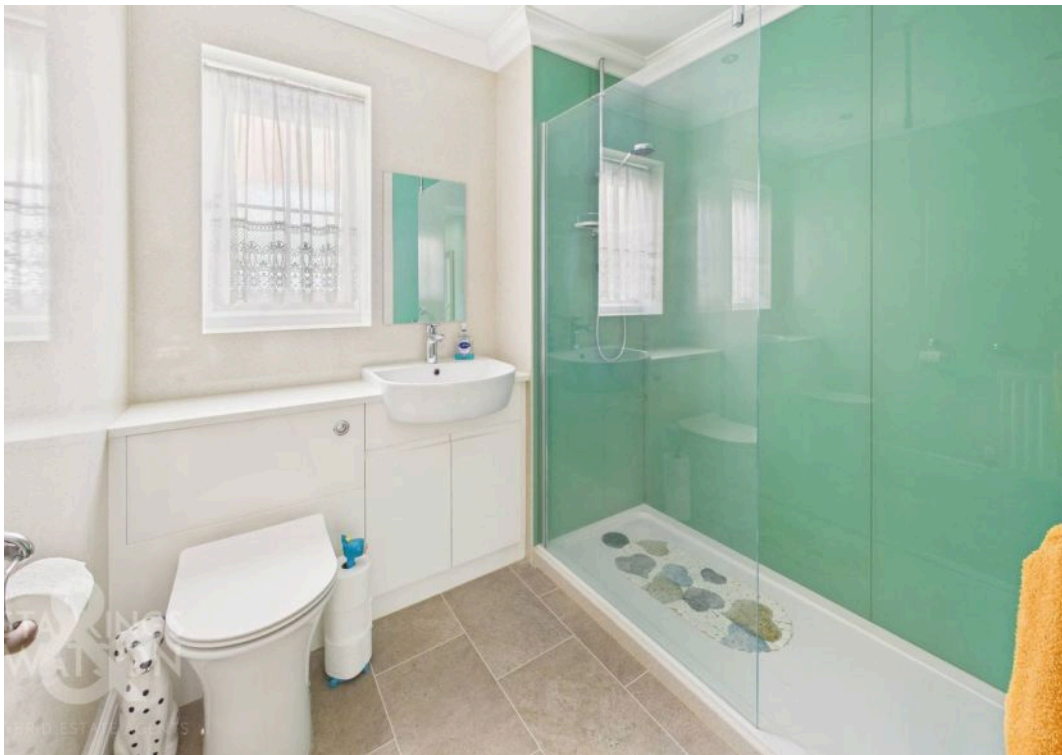
What3Words : ///urban.wonderful.lucky

## VIRTUAL TOUR

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









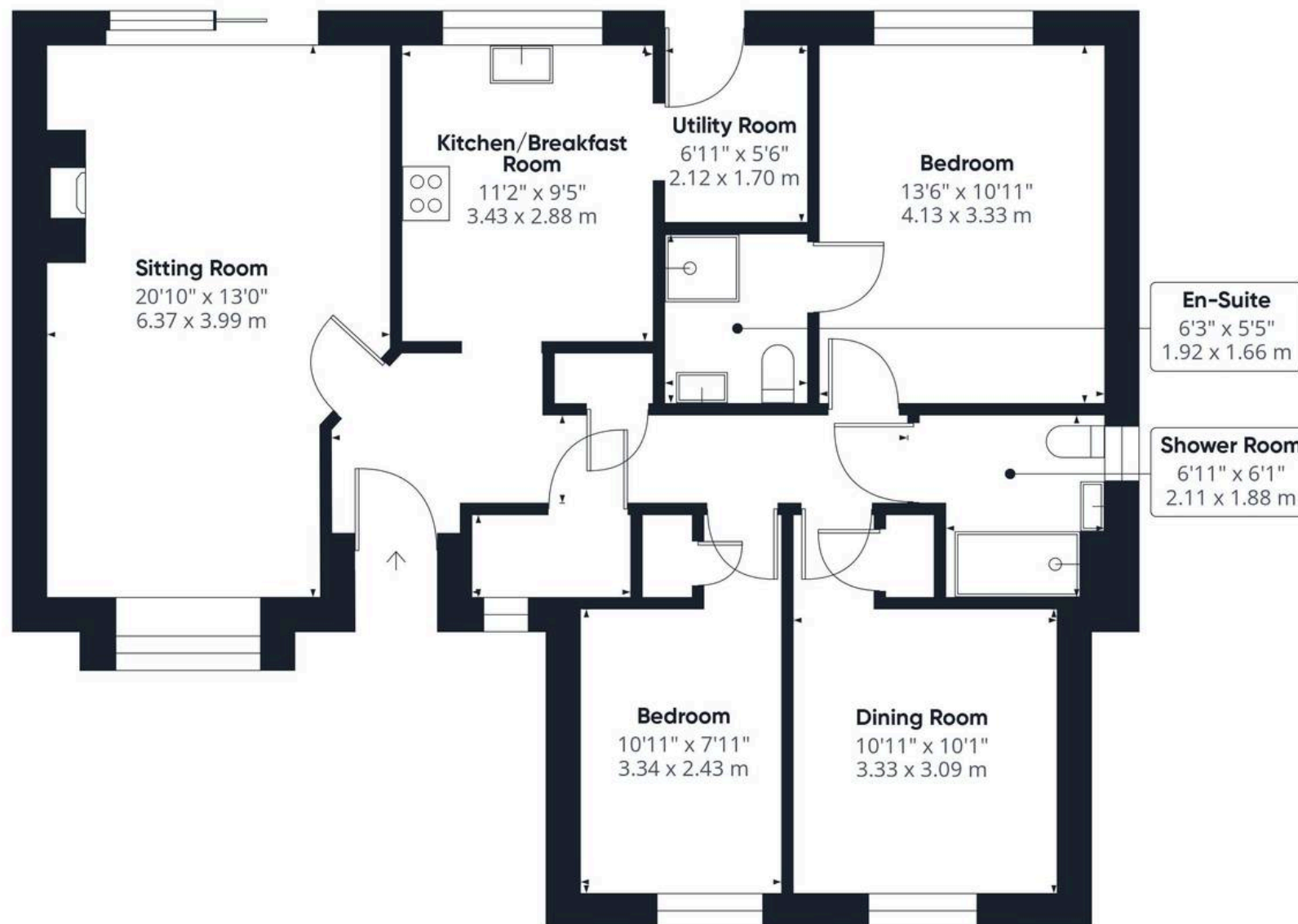


## THE GREAT OUTDOORS

The rear garden offers a mixture of patio and timber decked seating, along with a central lawn area. The lawn space sits to one side with a range of shingled borders including various planting, with the useful timber built summerhouse sitting to one corner, and access to the oil tank to the rear of the garage. Raised brick built beds separate the patio and lawn space, with a further shingled area enclosed within brick walls to the opposite side of the garden. The garage offers an up and over door to front with a side access door, storage above, power and lighting.







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

987 ft<sup>2</sup>  
91.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**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 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.