



Witton Green, Reedham - NR13 3HH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Witton Green

Reedham, Norwich

OCCUPYING A GENEROUS 0.23 ACRE PLOT (stms) IN A PEACEFUL RURAL SETTING, this DETACHED CHALET STYLE HOME offers a unique blend of space, flexibility, and character. Designed by a Norwegian architect and individually built by the current owner in 1988, the property delivers approximately 1980 sq. ft (stms) of versatile accommodation, including a substantial 35' WORKSHOP with a separate power supply and drainage installed - offering ANNEXE POTENTIAL (stp). The home is ideally positioned within WALKING DISTANCE OF REEDHAM VILLAGE and TRAIN STATION, ensuring both tranquillity and convenience. The heart of the home is a 17' SITTING ROOM, complete with a feature WOOD BURNER for cosy evenings, and an impressive 18' DUAL ASPECT KITCHEN/BREAKFAST ROOM ideal for family gatherings and entertaining. There are THREE DOUBLE BEDROOMS over two floors, a family bathroom, and a separate shower room, providing ample space for family and guests. A useful STUDY/UTILITY SPACE adds to the versatility. The HISTORIC PLANNING PERMISSION to CONVERT the WORKSHOP offers further scope for expansion or multi-generational living - subject to planning. Practical features include generous storage, flexible living spaces, and excellent work-from-home potential, all presented in a welcoming and aspirational setting.



THE GREAT OUTDOORS truly sets this property apart, with WRAP AROUND GARDENS enjoying a SOUTH FACING ASPECT to the front and sides. The informal driveway creates a natural, open approach, with lawns interspersed with mature planting, shrubbery, and high-level hedging for privacy. The garden is thoughtfully designed to accommodate a vegetable plot to the side, complemented by a selection of established fruit trees and convenient access to the oil tank.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Chalet Style Home with a Large Workshop
- Approx. 0.23 Acre Plot in a Rural Setting (stms)
- Approx. 1980+ Sq. ft (stms) of Accommodation including the 35' Workshop
- 17' Sitting Room with a Feature Wood Burner
- 18' Kitchen/Breakfast Room
- Three Double Bedrooms with a Separate Shower Room & Family Bathroom
- Historic Planning Permission to Convert the Workshop Accommodation
- Wrap Around Gardens with a South Facing Aspect

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.

SETTING THE SCENE

The driveway leads off Witton Green, with ample space for parking and turning in front of the property. The lawned gardens wrap around the property, to the front and side, with informal access to the integral workshop/garage and main entrance door. At the front of the property, a patio seating area offers the ideal space for a bistro set and morning coffee, with a door taking you to the main entrance door.

THE GRAND TOUR

Stepping inside, the hall entrance is open plan to the main living space, with wood flooring underfoot and doors leading off to the ground floor living accommodation. A built-in cupboard sits to one side, with the sitting room centred on a feature cast iron wood burner, with a brick tiled hearth and continued wood flooring underfoot. Dual aspect windows face to front and rear, whilst an ideal study or utility space, which has plumbing and sockets, leads off, with dual aspect views overlooking the garden - enjoying a green and leafy outlook. The ground floor shower room has been re-fitted to offer a white three piece suite with an attractive hand wash basin set within a vanity unit, walk-in double shower cubicle with a twin head thermostatically controlled rainfall shower, tiled walls, heated towel rail and tiled flooring underfoot. A ground floor bedroom offers a side facing window and laminate flooring underfoot, alongside a built-in storage cupboard and further space for freestanding wardrobes. From the sitting room a door leads off to the kitchen/dining room, offering a large open plan space with dual aspect views to front and rear. The L-shaped arrangement of wall and base level units with tiled splash-backs allow for space to include an electric cooker. Pamment tiled flooring can be found underfoot, with space for a fridge freezer and dishwasher. Stairs rise to the first floor landing, whilst a door takes you to the ground floor workshop.

Heading upstairs, the landing offers stripped wood flooring underfoot and an eaves storage access, with exposed brick-work and velux window. A double bedroom leads off, with two front facing velux windows for natural light, laminated floor underfoot, with a door leading to the eaves storage area. An inner landing area offers an occasional bedroom space or study area, stripped wood floor underfoot, and a door to the further double bedroom and first floor family bathroom. The double bedroom enjoys a glazed apex window and exposed timber beam, alongside a front facing velux window and stripped wood flooring. The family bathroom offers a white three piece suite, with a mixer shower tap over the bath, tiled splash-backs and tiled effect flooring.

The workshop/garage offers huge potential for conversion, with planning permission previously obtained, whilst currently sitting under a vaulted ceiling with a glazed apex, and a range of side facing windows. Large double timber doors to front open up, with power, lighting and plumbing installed. To one side, the oil fired central heating boiler (approximately 3 years old) can be found, with a mechanics pit (with lighting) in the centre, measuring 260cm x 106cm and 175cm deep, with the potential to be converted into a wine cellar if preferred.

FIND US

Postcode : NR13 3HH

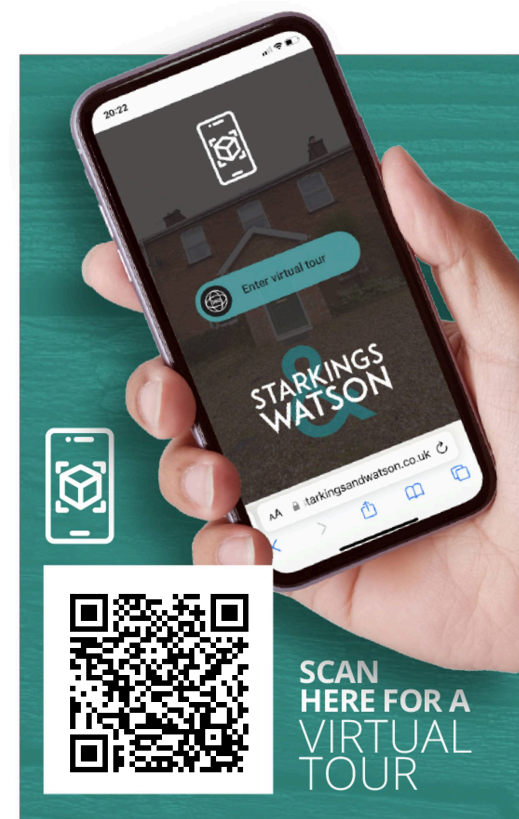
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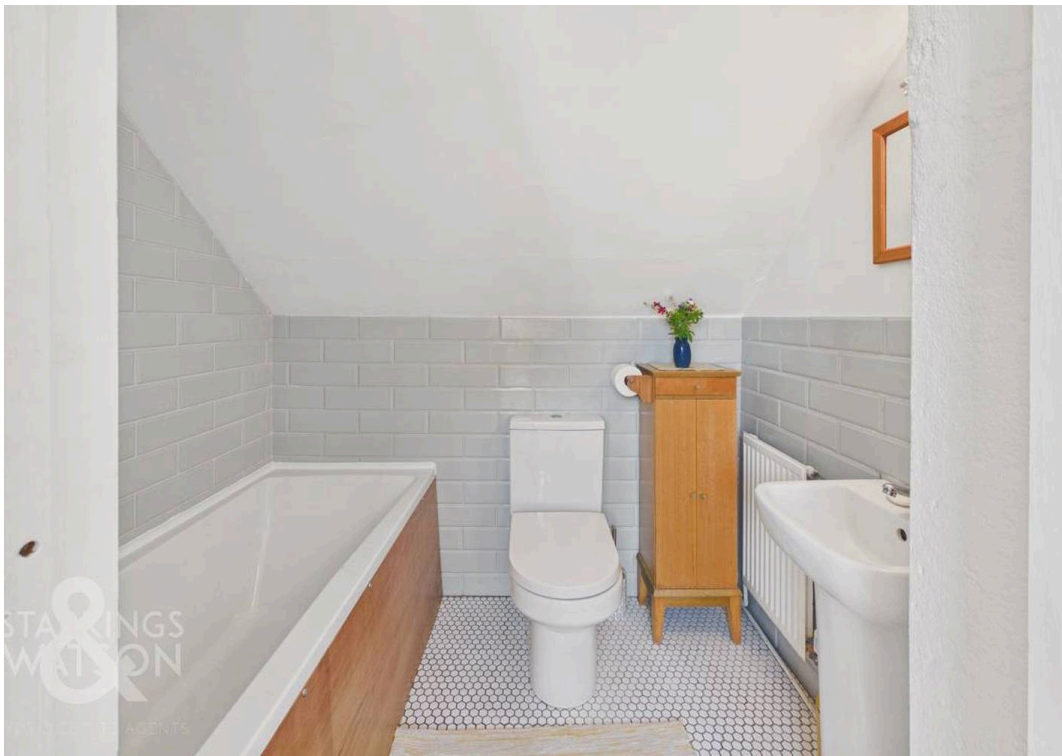
VIRTUAL TOUR

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

AGENTS NOTES

The property has right of access over the driveway for Rose Cottage, providing a secondary vehicular access.







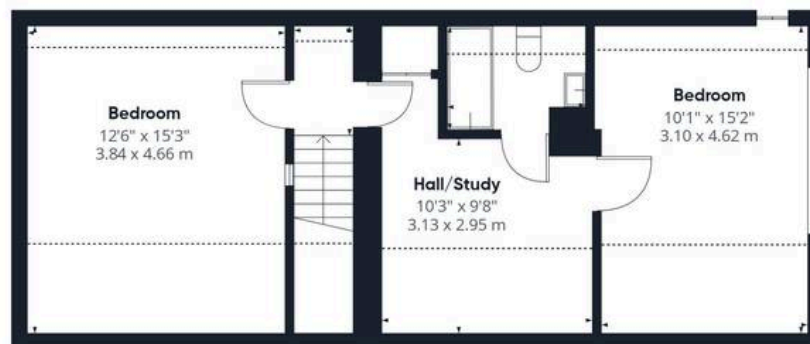
THE GREAT OUTDOORS

Enjoying a 0.23 acre plot (stms), the frontage enjoys the south sun, with gardens wrapping around to the front and sides. The driveway is informal, allowing an open and natural frontage, mainly laid to lawn. A variety of planting and shrubbery can be found throughout the garden, along with high level hedging for privacy. There is ample space for a vegetable plot to the side, with various fruit trees, and access to the oil tank. A pathway ruins around the rear of the property, whilst a courtyard seating area can be found to the front.





Ground Floor



Floor 2



Approximate total area⁽¹⁾

1949 ft²

181.2 m²

Reduced headroom

182 ft²

16.9 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.

GIRAFFE360



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