



Station Drive, Reedham - NR13 3JF



Station Drive

Reedham, Norwich

This WELL PRESENTED semi-detached home occupies a POPULAR RESIDENTIAL LOCATION close to the VILLAGE TRAIN STATION, and a short walk to the local SCHOOL. With TANDEM PARKING and an ENCLOSED LAWNED GARDEN, the property boasts a neutral décor, oil fired CENTRAL HEATING and uPVC DOUBLE GLAZING. The accommodation comprises a large HALL ENTRANCE with W.C, fitted KITCHEN with integrated cooking appliances, SITTING ROOM and additional CONSERVATORY for further living space. Upstairs, TWO BEDROOMS lead off the landing, along with a family BATHROOM with a SHOWER.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Cul-De-Sac Setting
- Spacious Hall Entrance with W.C
- Fitted Kitchen
- 14' Sitting Room
- 12' Conservatory
- Two Bedrooms
- Enclosed Gardens & Driveway Parking

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

A lawned front garden and low level hedging can be found to front, with a foot path leading to the storm porch and main entrance door. Tandem parking can be found on the brick weave driveway, where a gated access also leads to the rear garden.



THE GRAND TOUR

Once inside you can appreciate the size of the hall entrance, with wood effect flooring for ease of maintenance, and stairs rising to the first floor. Doors lead off to the sitting room and kitchen, and to the W.C where a two piece suite can be found with tiled splash backs. The kitchen is fully fitted with space for general white goods, whilst the hob and electric oven are built-in. Tiled splash backs run around the room, with a wall mounted oil fired central heating boiler and wood effect flooring. The sitting room sits to the rear, with wood effect flooring, a built-in storage cupboard under the stairs, and French doors into the conservatory. Extending the living space, uPVC double glazed windows can be found to the side and rear, with tiled effect flooring and French doors to side.

The carpeted landing includes the loft access hatch, with doors to the two bedrooms, both finished with fitted carpets, and the larger with an airing cupboard and built-in wardrobe. The family bathroom services both bedrooms, with tiled splash backs, a shower over the bath and a heated towel rail.

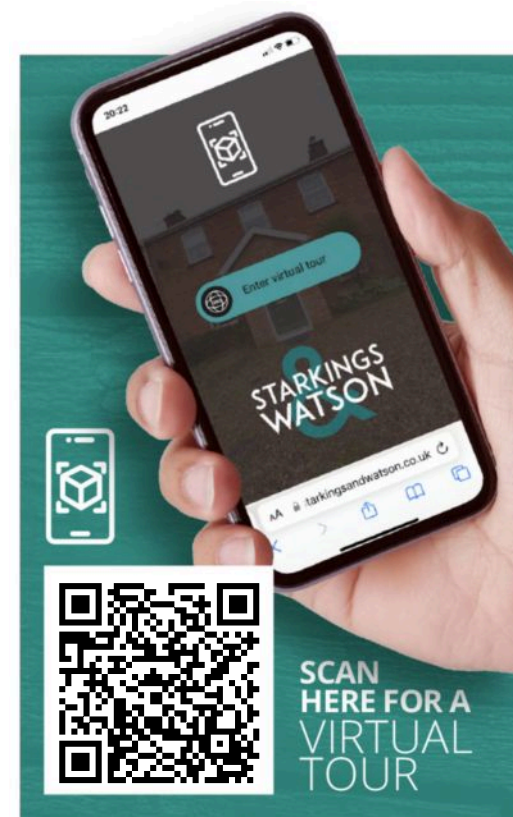
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to lawn, with enclosed fenced and walled boundaries. A variety of raised planted beds can be found, with a patio area to the side, along with a timber built storage shed. The oil tank sits to the side, with gated access to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

783.25 ft²

72.77 m²

Reduced headroom

2.98 ft²

0.28 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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