



Witton Close, Reedham - NR13 3HJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Witton Close

Reedham, Norwich

NO CHAIN. This semi-detached BUNGALOW enjoys a CUL-DE-SAC LOCATION with LARGE GARDENS, presenting an excellent opportunity for buyers seeking a home with the potential to UPDATE and MODERNISE to their own taste. The accommodation includes a generous 15' SITTING ROOM, featuring full height windows that flood the space with natural light and offer an ATTRACTIVE OUTLOOK to the front. To the rear, the KITCHEN is well-positioned for GARDEN VIEWS and leads directly into a bright garden room, ideal for relaxing or entertaining. The property benefits from a recently replaced electric fuse box, ensuring peace of mind for future owners. There are TWO COMFORTABLE BEDROOMS, both served by a FAMILY BATHROOM - with scope for modernisation. The layout is practical and versatile, making it equally suited to downsizers, first-time buyers, or those looking for a manageable single-storey home.



The bungalow sits within ENCLOSED GARDENS, offering a NON-OVERLOOKED REAR ASPECT for privacy and tranquillity. Additionally, a GARAGE and DRIVEWAY are located conveniently opposite the property, providing off-road parking and secure storage. The private rear garden is fully enclosed with timber panel fencing for security and peace of mind. The central lawn area offers ample space for outdoor activities, while the patio seating area is perfect for alfresco dining or enjoying the afternoon sun.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Semi-Detached Bungalow
- Potential to Update & Modernise
- 15' Sitting Room with Full Height Windows to Front
- Rear Facing Kitchen & Garden Room
- Two Bedrooms & Family Bathroom
- Enclosed Gardens with Non-Overlooked Rear Aspect
- Garage & Driveway Opposite



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

Tucked away in a cul-de-sac setting and set back from the road, parking can be found in front of the garage which sits in a row opposite the bungalow. Post and rail fencing encloses the lawned frontage, with a large expanse of lawn. A hard standing footpath takes you to the side of the bungalow where a gated access leads to the main main entrance door.

THE GRAND TOUR

Once inside, a porch entrance leads to the main hall with fitted carpet underfoot and doors leading to the living and bedroom accommodation. The kitchen sits at the rear of the property with an L-shaped arrangement of wall and base level units with space for an electric cooker, tiled splash-backs, fitted carpet, space for a fridge, freezer and washing machine, with a further range of built-in storage cupboards and a window and door taking you to the lean to garden room. Tiled flooring can be found underfoot, with windows facing to side and rear, and a door taking you out to the rear garden. The first of the bedrooms sits to the rear overlooking the garden, ready for carpeting or flooring, with an open wardrobe and built-in storage cupboard. The sitting room faces to the front with a full height window and feature fireplace, with fitted carpet underfoot. The smaller of the bedrooms also faces to the front with carpet underfoot and a front facing window.

Completing the property, the family bathroom includes a white three piece suite, electric shower over the bath, tiled splash-backs, and tiled effect flooring.

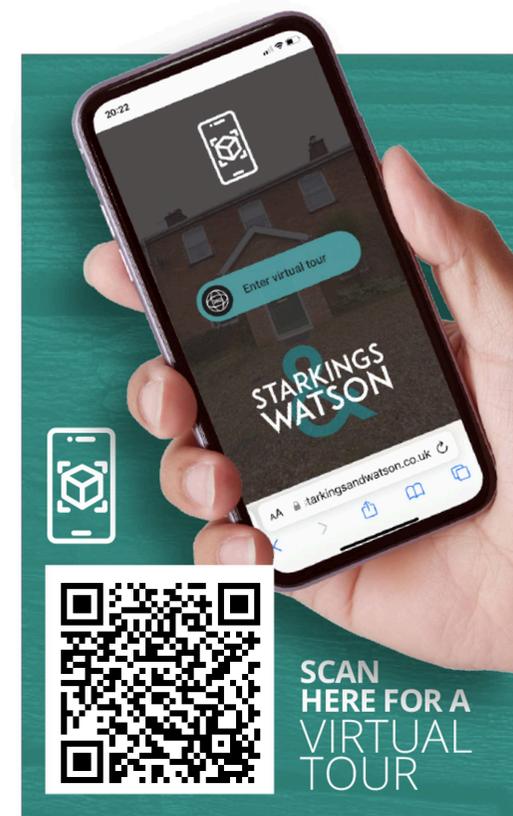
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VIRTUAL TOUR

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



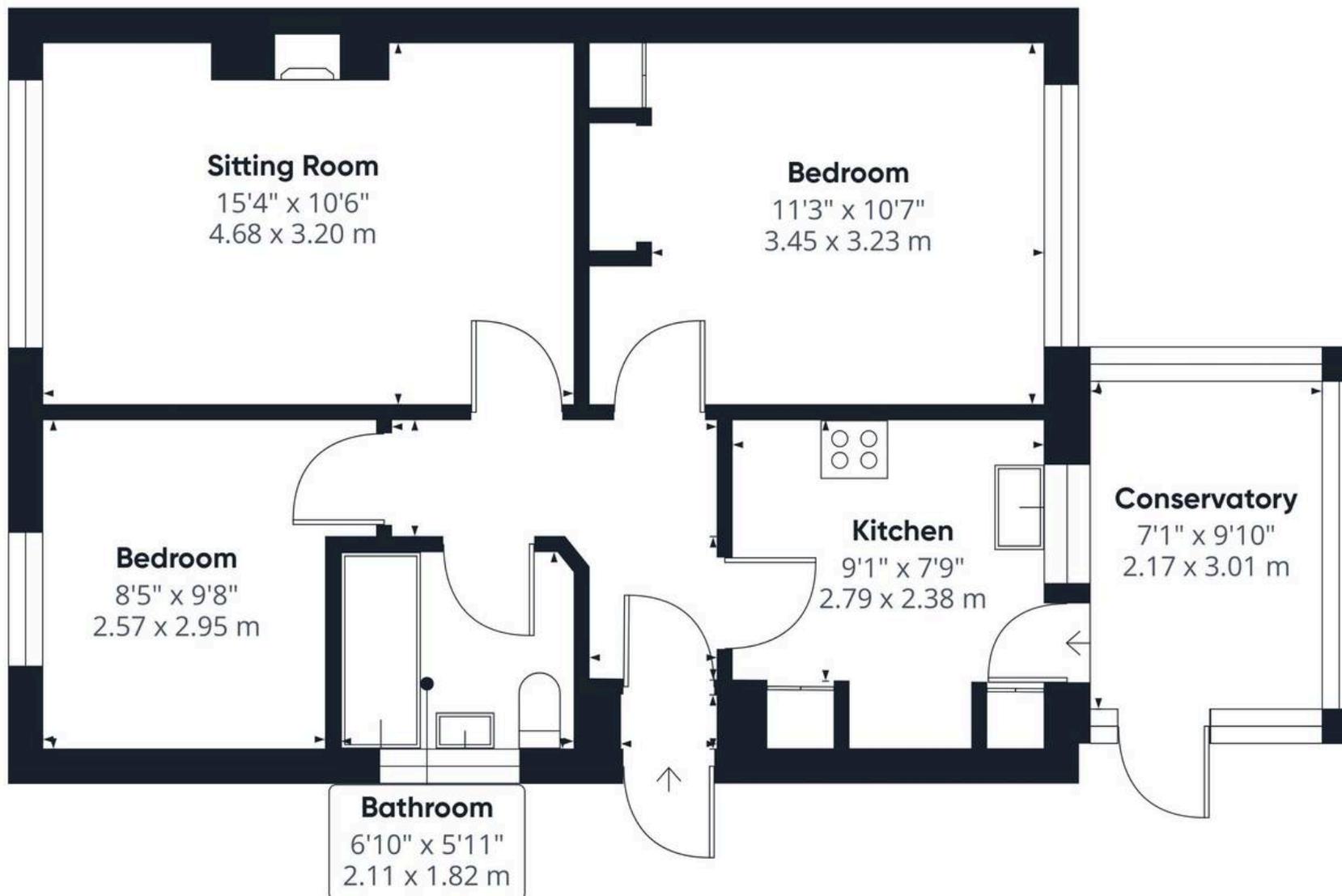




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed with timber panel fencing whilst being finished with a central lawn area and patio seating area. Enjoying a private non-overlooked rear aspect, a timber shed offers storage with gated access to the front pathway and gardens. The garage sits opposite the bungalow with an up and over door to front.





Approximate total area⁽¹⁾

642 ft²
59.8 m²

(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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