



New Road, Reedham - NR13 3TR

**STARKINGS
& WATSON**

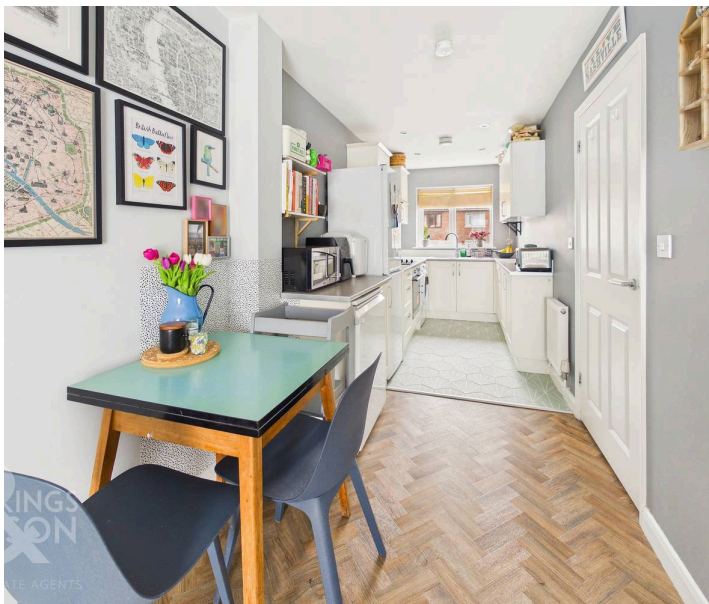
HYBRID ESTATE AGENTS



New Road

Reedham, Norwich

VENDOR FOUND! This well presented **END-OF-TERRACE HOME** offers an attractive décor throughout with **OPEN LIVING SPACES** accompanied by an equally generous garden space also. Internally, a hallway entrance gives access to a ground floor WC with the main living area to the right hand side recently laid with updated hardwearing flooring. The main living space comes in the form of an **OPEN PLAN** kitchen and living area where the kitchen sits on tiled flooring with an integrated hob and newly fitted oven. To the rear of the room, herringbone flooring leaves more than enough room for each a sitting and dining room suite with access directly into a large **GARDEN ROOM** overlooking the rear garden. The property offers **TWO DOUBLE BEDROOMS**, each tastefully decorated with a **THREE PIECE FAMILY BATHROOM** sat in-between. The rear garden is **FULLY ENCLOSED** and generous in size giving the ideal space to enjoy the warmer months with a **DRIVEWAY** to the very front of the home also.



Council Tax band: B

Tenure: Freehold

- Vendor Found!
- End-Of-Terrace Home
- Oil Central Heating System Updated In 2021
- Newly Laid Flooring Throughout The Ground Floor
- Open Plan Kitchen/Living Area Backing Onto A Large Conservatory
- Two Double Bedrooms
- Large & Private Rear Garden
- Driveway Giving Off Road Parking

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 property is set back from the street where a shingle frontage allows for the parking of multiple vehicles with side access leading to the rear garden and steps taking you towards the front door.

THE GRAND TOUR

Once inside, a central hallway is the first place to greet you giving further storage options with handy under the stairs storage space stairs for the first floor and two piece WC tastefully redecorated with all tile flooring and wall mounted heated towel rail. The main living space comes just to the side of this in the form of an open plan living area comprising each the sitting room, dining room and kitchen. Turning to your right, attractive tile flooring gives way to a mixture of wall and base mounted storage units with integrated appliances including newly fitted oven and separate hob with extraction above. Hard wearing wooden effect herringbone flooring reaches out towards the main living area with space remaining for a formal dining table and sitting room suite with further storage options where uPVC double glazed French doors open into a generously sized garden room giving the home further living space or storage capabilities with a second set of French doors opening onto a rear patio and the garden beyond.

The first floor landing splits in each direction to take you into each of the double bedrooms with the slightly smaller coming towards the front of the home complete with an attractive redecoration and all uPVC double glazed windows with the largest bedroom coming towards the rear of the home overlooking the gardens laid with carpeted flooring.

In between each of the bedrooms is a three piece family bathroom suites complete with a predominantly tile surround with shower head and glass screen mounted over the bath and tall wall mounted heated towel rail.

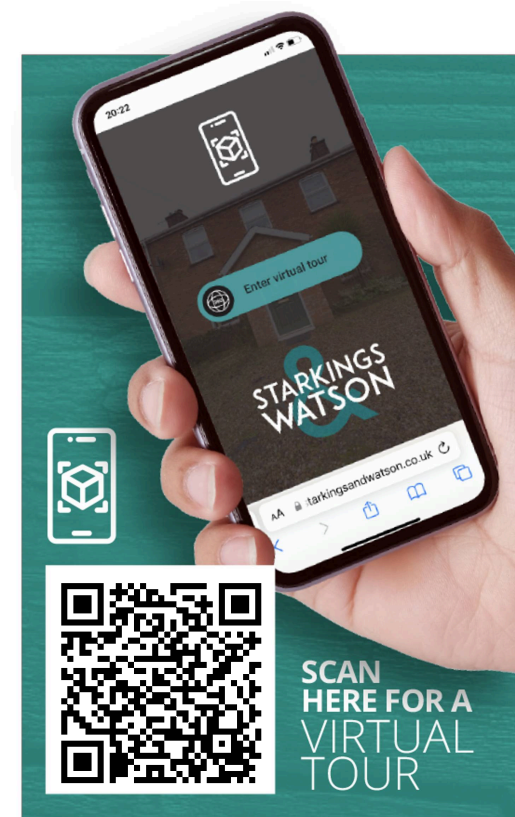
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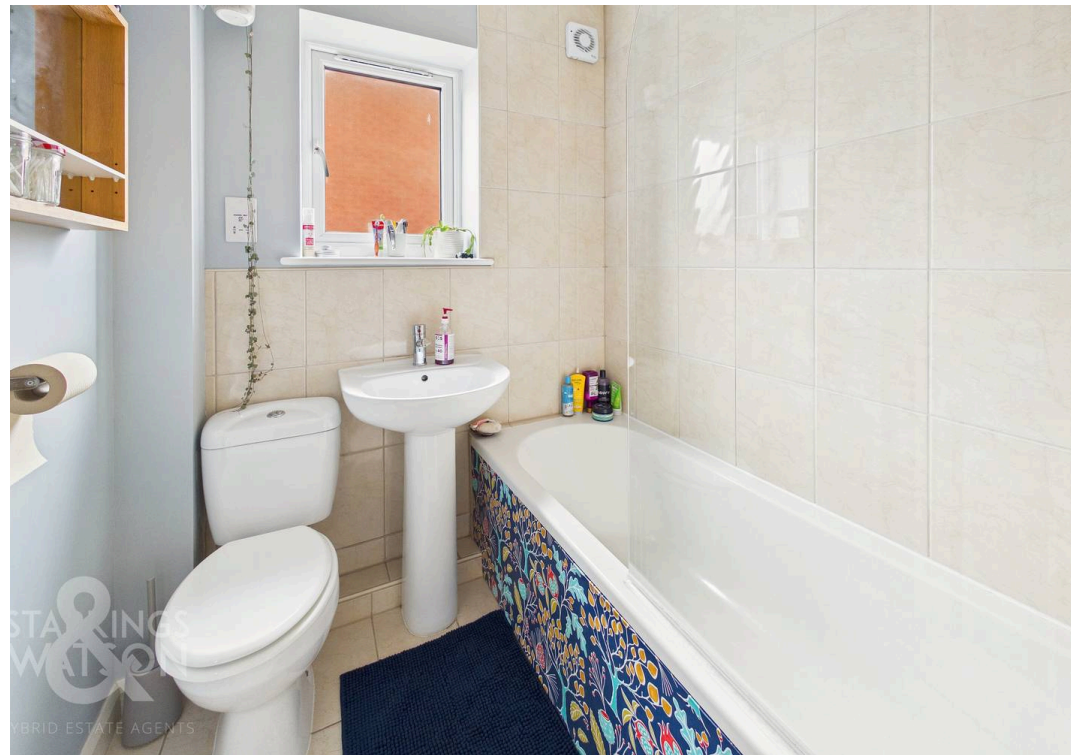
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VIRTUAL TOUR

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





THE GREAT OUTDOORS

The rear garden is generous in size and kept fully enclosed with timber panel fencing where initially a raised timber deck with steps leads down to a flagstone patio creating the ideal space for garden furniture to enjoy the warmer months. A generously sized lawn reaches up beyond this to the very rear with a mixture of colourful planting borders, mature trees and planting beds with a timber storage shed located to the rear as well.





Floor 1

Approximate total area⁽¹⁾

755 ft²

70.3 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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