



RIVERSIDE, REEDHAM
£295,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



RIVERSIDE, REEDHAM, NORFOLK NR13 3TQ

- Fully renovated riverside cottage
- Stunning panoramic views
- Private river frontage
- South facing, river facing garden
- Quiet and private location
- Off road parking

Breathtaking panoramic views!

A fully renovated and much improved semi-detached riverside cottage with private river frontage, stunning far reaching views and a southerly aspect.

Belonging to the same family for over 50 years, this deceptive, immaculately presented former reedcutter's cottage offers a picturesque and private position on the banks of the River Yare.

The fully renovated accommodation consists of an entrance hall, a well-fitted kitchen/dining room, south facing sitting room with river views, bathroom and three bedrooms.

Features include sealed unit double glazing, oil fired central heating, off road parking for one car, south facing rear garden with approximately 22ft of private river frontage.

Perfectly placed to be a permanent riverside home, but also ideal as a low maintenance second home or holiday let. Early viewing is encouraged.

ACCOMMODATION

Entrance Hall

Tiled floor, window to side. Oil fired central heating boiler, built-in cupboard, radiator.



Bathroom

Low level w/c, wash basin, panelled bath with fitted shower and screen, radiator, tiled floor, window to side.

Kitchen/Dining Room: 18'4" x 12'0"

Well finished kitchen with full range of wall and floor mounted units with 1½ sink unit and drainer, built in oven, hob and extractor hood, plumbing for washing machine, ceramic tile flooring, two built-in cupboards, windows to side, door to staircase.

Sitting Room: 14'7" x 11'9" (14'5" max)

Bay fronted, south facing reception room with fantastic river views. Radiator, panelled door, cast iron fireplace.

FIRST FLOOR

Landing

Master Bedroom: 14'9" x 11'10" (14'0" max)

Bay window to rear with far reaching, uninterrupted views. Radiator, panelled doors.

Bedroom 2: 14'9" x 8'0"

Dual aspect, radiator, panelled door.

Bedroom 3: 9'9" x 8'7"

Window to side, radiator, panelled door.



OUTSIDE

Hard standing for one car.

South facing rear garden leading down to the river's edge. 22ft long river frontage. This requires quay heading in order to be used as a formal mooring, and this would be subject to planning permission from the Broads Authority.

From the rear garden there are exceptional far reaching views up and down river and out over the marshes beyond.

Timber summer house/shed, outside, light and water tap.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil fired central heating.

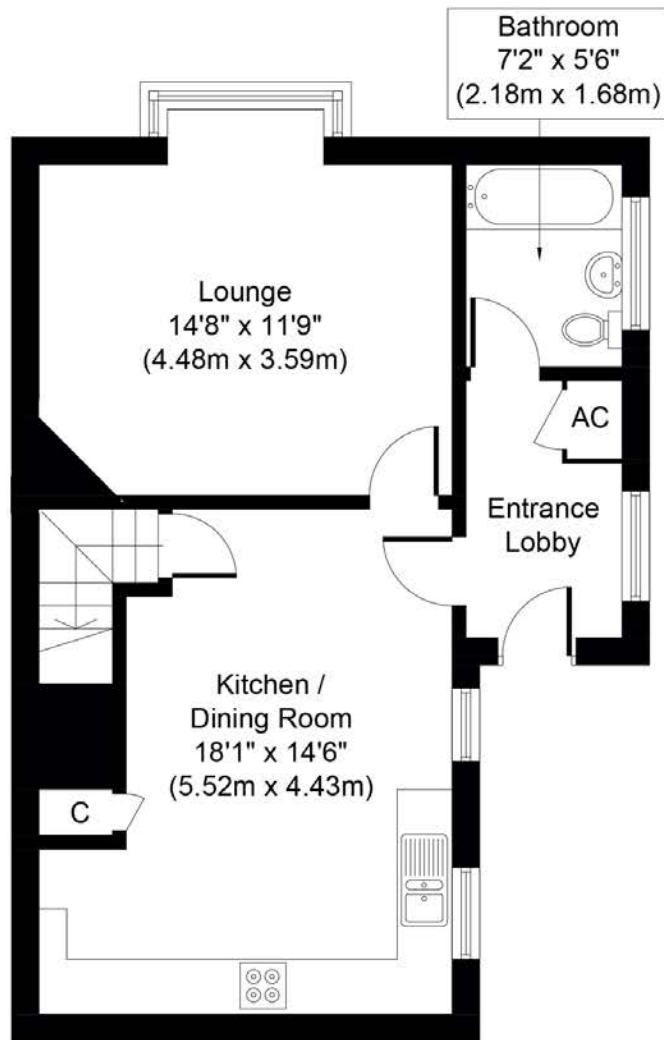
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

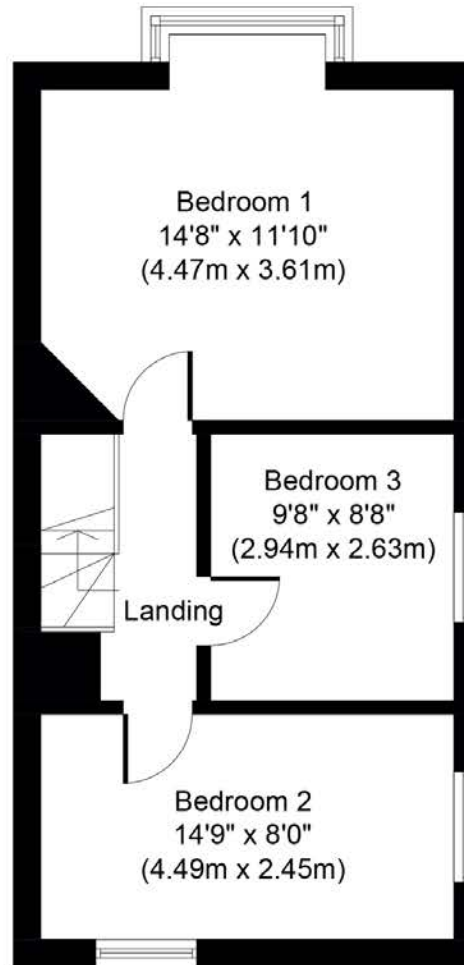
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



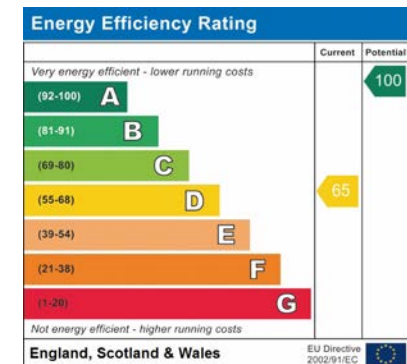




Ground Floor
Approximate Floor Area
562 Sq. ft.
(52.2 Sq. m.)



First Floor
Approximate Floor Area
459 Sq. ft.
(42.6 Sq. m.)



FLOORPLAN AND EPC TO FOLLOW





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