



QUAY TERRACE, REEDHAM
OFFERS OVER £300,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



QUAY TERRACE, REEDHAM, NORFOLK NR13 3TG

- 3 storey riverside property
- 3 bedrooms, bathroom and en-suite shower room
- Private 44ft long mooring
- Stunning panoramic river views
- Southerly aspect
- Perfect 'lock up and leave' second home

An immaculately presented three storey riverside property with stunning panoramic views and a private 44ft long mooring.

Set on the sought after riverside in Reedham, within easy reach of a host of local amenities, including three public houses, Post Office/stores, fish and chip shop and a railway station with direct links to Norwich, this deceptive south facing property is equally well suited to be used as the ultimate 'lock up and leave' low maintenance second home, a perfectly placed holiday let or as an impressive riverside residence.

The accommodation comprises an entrance porch, river facing sitting room, breakfast kitchen, cloakroom, guest bedroom with en-suite shower room, two further bedrooms and a four piece bathroom.

Features include a well stocked, yet low maintenance courtyard garden, UPVC sealed unit double glazing, off road parking and a side on 44ft long private mooring, directly onto the River Yare with full access to the entire Norfolk Broads network.

ACCOMMODATION

Entrance Porch

Leaded and stained part glazed front door, window to side, Parquet wooden floor.

Lounge: 15'0" x 14'5"

Sliding patio doors to front aspect, leading to a south facing seating area with panoramic river views. Karndean flooring, electric fire with marble surround and hearth, coved ceiling, night storage heater.



Inner Hallway

Staircase to first floor, under stair storage cupboard, night storage heater, door to rear.

Breakfast Kitchen: 12'5" x 8'8"

Full range of wall and floor mounted units with sink unit and drainer, built in oven, hob and extractor. Built in fridge, freezer, dishwasher and washing machine. Tiled floor and partially tiled walls, window to rear. Enlarged serving hatch providing views out towards the river.

Cloakroom

Low level w/c, wash basin, tiled floor, window to rear.

FIRST FLOOR

Landing

Double built in airing cupboards with hot water tank, night storage heater, coved ceiling, staircase to second floor.

Master Bedroom: 12'2" x 11'9"

Bow window with window seat providing far reaching views out over the mooring, river and the countryside beyond. Extensive range of fitted and built in wardrobes with matching fitted drawers. Night storage heater, coved ceiling.

Bathroom

Four piece suite comprising bath with fitted shower and screen, wash basin, low level w/c and bidet, partially tiled walls, extractor fan, coved ceiling.

Bedroom 3: 8'2" x 7'11"

Window to rear, extensive fitted shelving, coved ceiling, window to rear.



SECOND FLOOR

Landing

Velux window to front aspect with far reaching views. Access to eaves.

Bedroom 2: 10'6" x 10'5"

Window to rear, range of fitted furniture. Coved ceiling.

En-Suite Shower Room

Shower enclosure, w/c, wash basin, heated towel rail, Velux window to front aspect, shaver point, partially tiled walls, extractor fan.

OUTSIDE

To the rear is a well stocked and well tended courtyard style garden. Paved for ease of maintenance but with a variety of mature flower and shrub borders. Water feature, arbour and gated access leading to private off road parking for one car.

The front of the property faces south and enjoys a sunny patio area, the perfect vantage point from which to appreciate the ever changing river view. There is also a shared lawned area looking out over the mooring.

MOORING

This property also includes a 44ft long side on mooring, set directly onto the River Yare with full access to the entire Norfolk Broads network as well as access out to sea via Lowestoft and Lake Lothing. The property comes with full entitlement to use the private slipway, to launch or recover your boats at any time with your own keys to access.

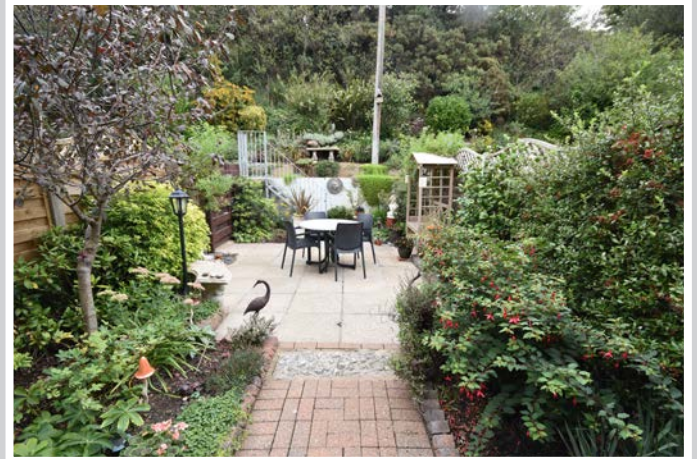
ADDITIONAL INFORMATION

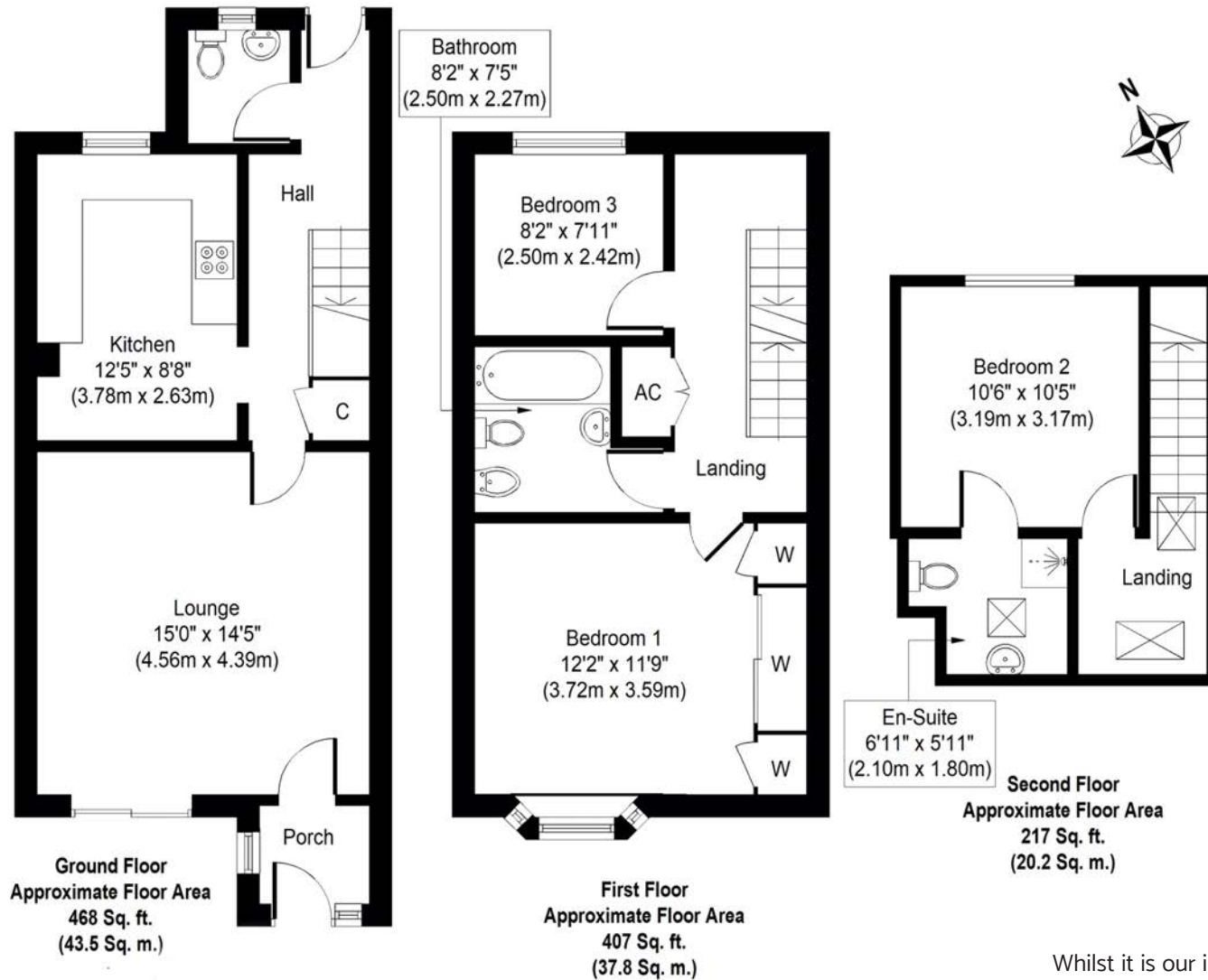
Tenure: Freehold

Status: Full residential

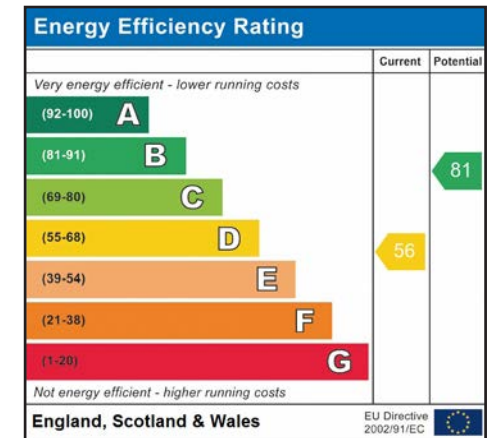
Services: Mains water, electricity and drainage

Heating: Electric night storage heating





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



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.



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