



RIVERSIDE, REEDHAM
OFFERS IN EXCESS OF £525,000 FREEHOLD

WATERSIDE
ESTATE AGENTS









RIVERSIDE, REEDHAM, NORFOLK NR13 3TG

- Remodelled, fully renovated and finished to the highest standard
- Stunning kitchen/dining room
- Spacious master bedroom with south facing balcony
- Private 44ft mooring
- Off road parking
- No onward chain
- Breathtaking far reaching views

An outstanding three bedroom end town house, remodelled and comprehensively renovated in 2019/2020 with breathtaking far reaching views out over the River Yare and a private 44ft mooring.

Equally suitable as a high quality permanent home, a low maintenance second home or as a perfectly placed holiday let, this property boasts a number of impressive features. These include a stunning kitchen/dining room with an extensive range of contemporary high gloss units and a comprehensive selection of built in appliances with bi-folding doors leading out onto a south facing sun terrace with river views. The spacious master bedroom also has bi-fold doors leading out onto a private balcony with amazing uninterrupted views out over the river and the countryside beyond.

All windows and doors have been replaced, new internal doors throughout, and it has been re-plastered, redecorated and re-carpeted. The shower room, cloakroom and utility room are all newly fitted and there are fitted blinds and high quality window shutters.

Set in the highly regarded riverside village of Reedham with a selection of nearby facilities including three public houses, village store, fish and chip shop and a railway station.

This first rate property is offered for sale with no onward chain, early viewing is strongly recommended.



ACCOMMODATION

Entrance Hall

Part glazed front door, window to side.

Sitting Room: 15'0" x 14'6"

Window to front aspect with river views, two radiators, feature fireplace with electric fire, wall lights. Archway to:

Kitchen/Dining Room: 17'3" x 16'8"

Dual aspect with bi-folding doors leading out onto a south facing sun terrace with views out over the River Yare. Full length folding window shutters, extensive range of wall and floor mounted units, high gloss contemporary finish with granite worktops and coloured glass splash backs.

The quality built in appliances consist of two ovens, microwave/combi oven, coffee machine, dishwasher, fridge freezer, induction hob with built in extractor and a plate warmer. There is a central island and a large corner larder. Down lighters, radiator and Karndean flooring.

Inner Hallway

Door to rear, radiator, built in cupboard.

Utility Room: 7'8" x 7'1"

Range of wall and floor mounted units matching the kitchen. Sink unit and drainer, plumbing for washing machine, Karndean flooring, down lighters, window to rear, glazed door.

Cloakroom

Low level w/c, hand basin, window to rear, heated towel rail.





FIRST FLOOR

Landing

Loft access, double linen cupboard.

Master Bedroom: 17'2" x 12'6"

Large bi-folding doors with full length window shutters leading out onto a private south facing balcony with spectacular views. Radiator.

Bedroom 2: 12'4" x 12'0"

Window to front aspect with river views, radiator, two built in double wardrobes.

Shower Room

Newly fitted contemporary suite with double shower enclosure with twin headed shower, vanity wash basin and low level w/c, fitted mirror with feature lighting, down lighters, skylight, heated towel rail.

Bedroom 3: 11'2" x 8'0"

Window to rear, radiator, built in wardrobe.



OUTSIDE

To the front of the property is a south facing terrace with colourful well stocked borders, external lighting and stunning views. There is off road parking to the side of the house along with an outside tap.

To the rear is an enclosed paved courtyard garden with well stocked borders, garden shed, outside tap and external lighting all enclosed by fencing an mature hedging.

MOORING

In front of the house, on the other side of the road is a private lawned area which leads to the 44ft long side on mooring with shore power.

ADDITIONAL INFORMATION

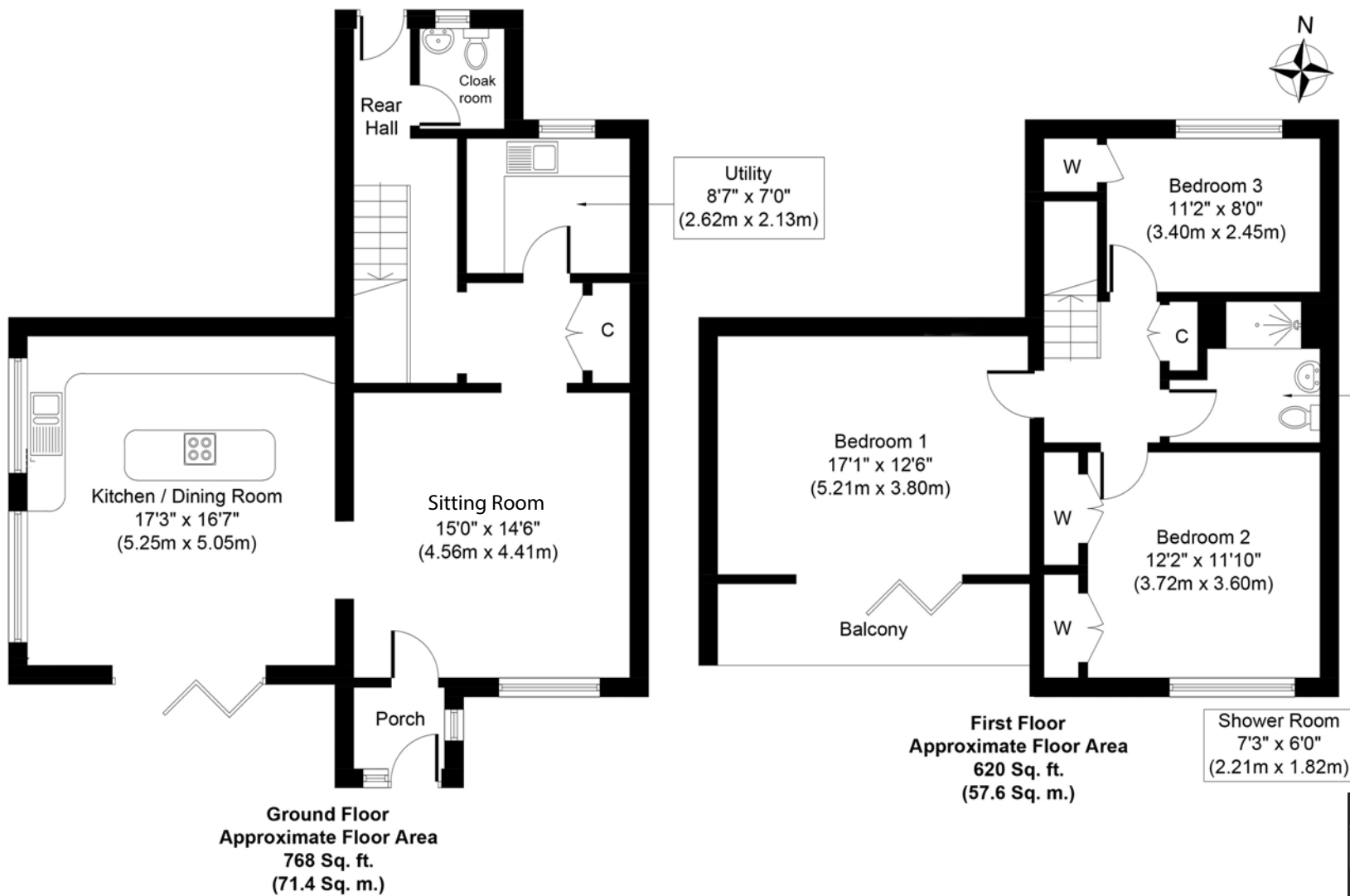
Services: Mains electricity, drainage and water
Oil fired central heating
No onward chain
Contents available by separate negotiation.

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.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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