



26a Church Road, Reedham

Offers in Region of £395,000

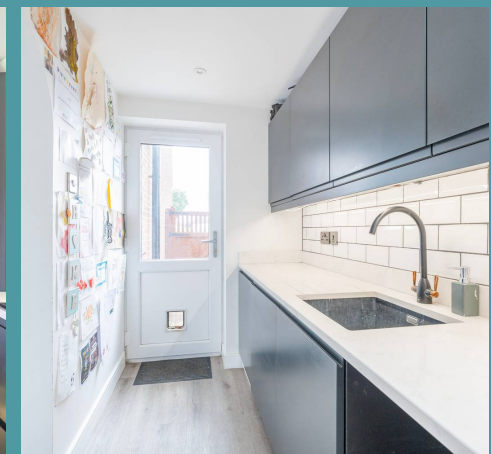
26a Church Road

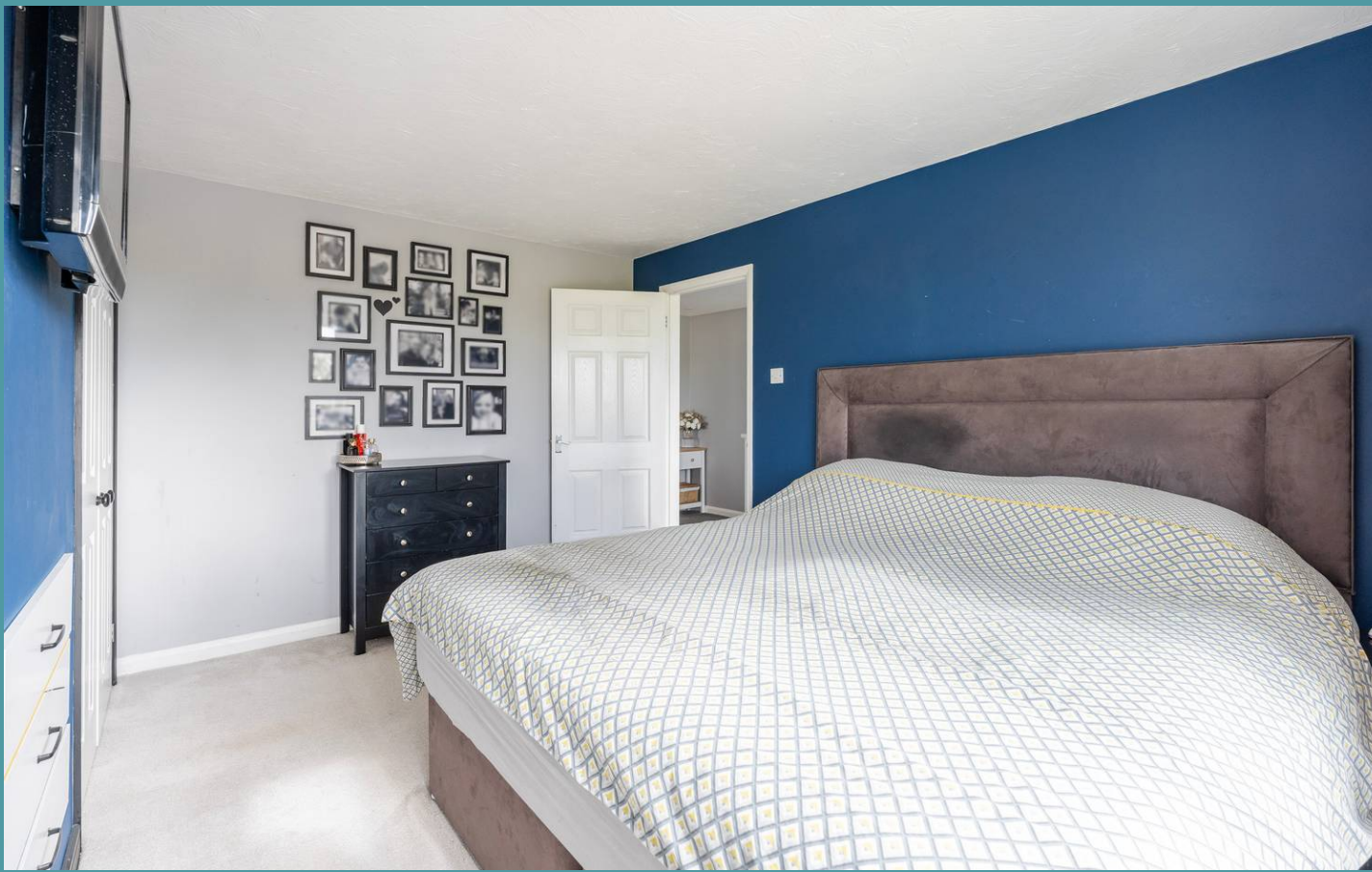
Reedham, Norwich

This stunning three-bedroom semi-detached home in Reedham combines modern style with spacious living. The ground floor features a large sitting room and an open-plan kitchen/dining area with high-end appliances, Velux windows, and bi-fold doors that bring in plenty of natural light. Upstairs, there are three well-sized bedrooms, a modern bathroom, and new carpets throughout. The beautifully landscaped garden includes a large decking area, a fish pond, and a limestone patio for outdoor enjoyment. With recent refurbishments and fantastic views, this property is move-in ready.

The Location

Nestled in the heart of the Norfolk Broads, Reedham is a charming village that showcases the natural beauty of the English countryside. Situated along the River Yare, this location is ideal for nature lovers, boating enthusiasts, and those looking for a peaceful escape. Reedham's riverside setting offers a stunning backdrop, where walks along the water's edge and boat trips through the Broads are part of everyday life. The village has a warm, welcoming atmosphere with a close-knit community and a variety of local amenities that cater to both residents and visitors. For those who enjoy the outdoors, the surrounding countryside provides plenty of opportunities for exploring nature reserves, spotting wildlife, and experiencing all that the Norfolk Broads has to offer.





26a Church Road

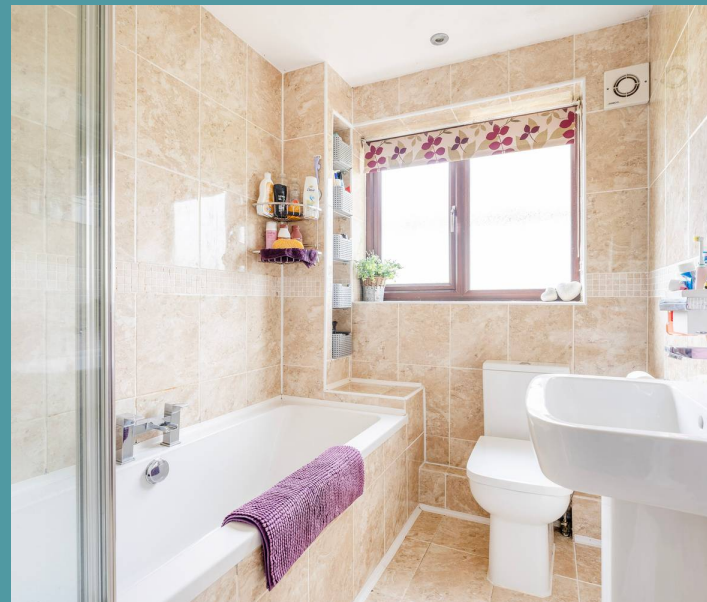
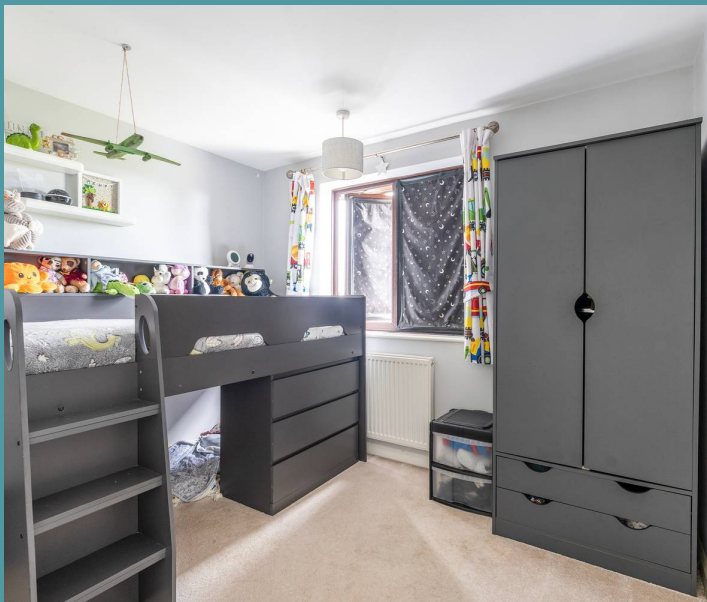
Reedham, Norwich

Church Road

This beautiful three-bedroom semi-detached home in the sought-after location of Reedham offers a blend of modern living and spacious comfort. As you enter the property, you are greeted by a welcoming porch that leads into a generously sized entrance hallway, complete with a convenient WC. The ground floor features a large sitting room, perfect for relaxing or entertaining guests.

The expansive open-plan kitchen and dining area, fitted with high-end integrated appliances and sleek quartz worktops. The two Velux windows and bi-fold doors flood the space with natural light, creating a bright and airy atmosphere. The adjoining utility room provides additional practicality, offering space for laundry and storage.

Upstairs, the home boasts three good-sized bedrooms, each designed to offer comfort and space. The master bedroom comes with built-in wardrobes for ample storage. The landing area is particularly spacious, offering potential as an office or even a small fourth bedroom.



26a Church Road

Reedham, Norwich

The upper floor also features a modern family bathroom and new carpets throughout, ensuring a fresh and inviting feel to the entire level. Large windows in each room allow for stunning views both at the front and back of the property.

Outside, the property continues to impress with its beautifully landscaped garden, which includes a large decking area perfect for entertaining, as well as a feature fish pond and a spacious limestone patio that wraps around the house. With fantastic views of the surrounding area and no surface left untouched in the recent refurbishments—including a new fuse board—this home is truly move-in ready.

Agents Note

We understand this property will be sold freehold.

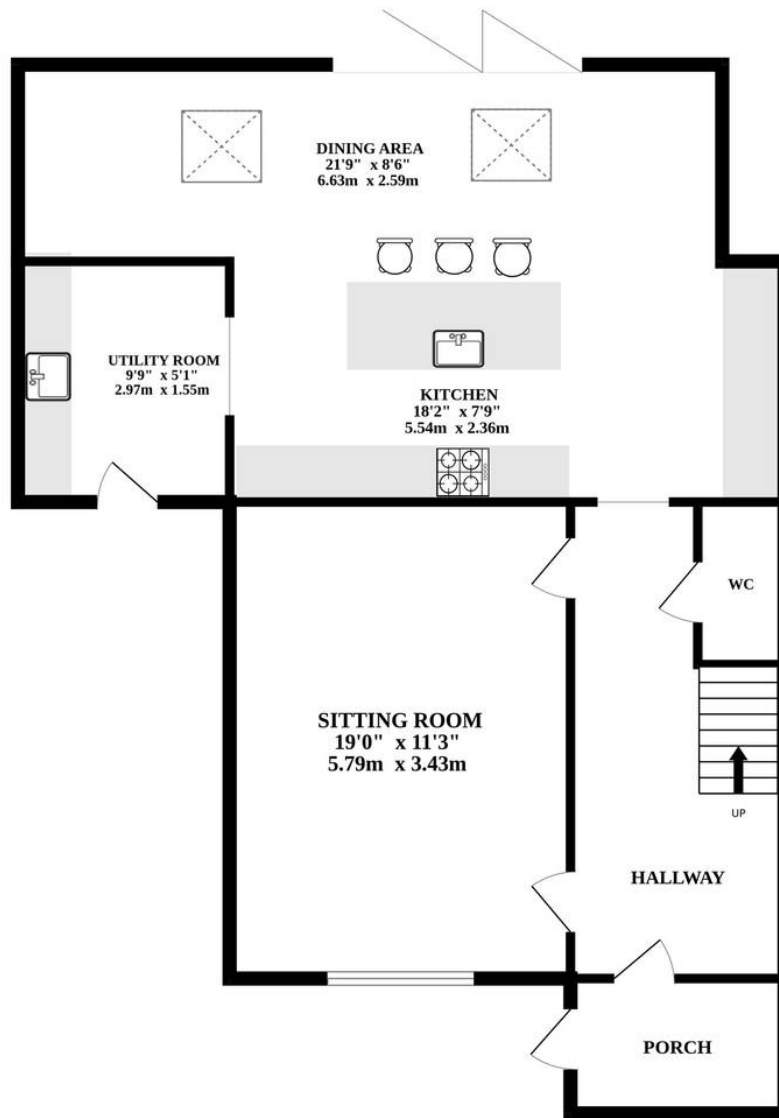
Connected to mains water, electricity and drainage.

Oil Central Heating

Council Tax Band - D



GROUND FLOOR



1ST FLOOR

