



Church Street, Southrepps - NR11 8NP



Church Street

Southrepps, Norwich

NO CHAIN. This attractive stone and flint TERRACED COTTAGE is presented in wonderful condition, boasting many ORIGINAL CHARACTER FEATURES whilst benefiting from some recent UPDATES that still tastefully maintain the CHARM held within this historic home. An OPEN PLAN kitchen/living area boasts a WOOD BURNER adding to the cosy feel of the home, with a lean-to storage space leading off the kitchen. Two DOUBLE BEDROOMS occupy the first floor with a 2023 fitted SHOWER ROOM making this property suited to modern living. Exiting at the rear you will find an outbuilding giving additional external storage space, leading down towards a large PRIVATE GARDEN space, fully enclosed on all sides with a large 'in and out' storage space to the side of the home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain
- Mid-Terrace Cottage Home
- Character Features
- Sitting Room with Wood Burner
- Open Plan Kitchen/Dining Area
- Two Double Bedrooms
- Newly Fitted 2023 Shower Room
- Generous Private Rear Garden

The village of Southrepps lies on the Norfolk Coastline, and offers a range of local amenities including shops, doctors' surgery, village school, public houses, church and a golf course. Southrepps also has a sandy beach and stands on a particularly attractive part of the North Norfolk coastline, close to North Walsham and Cromer.

SETTING THE SCENE

The property is approached through this attractive rural street stepping immediately into the property via the front door while a low level hedge sits towards the front underneath the windows with a stone and flint exterior. A swinging timber gate allows access to the side of the property currently being used as an external bin store opening to the rear garden beyond.



THE GRAND TOUR

Stepping inside you are first met with the main living area, recently redecorated throughout with a light and airy feel to it whilst maintaining a cosy and welcoming aesthetic. Wood flooring runs throughout the living area with a dual aspect to both the front and rear. The attractive decor of this space is enhanced with an exposed red brick fireplace complete with wood burner set within. Beyond the sitting room space is a fitted kitchen with wood work surfaces giving way to a range of wall and base mounted storage with plumbing for a washing machine, space for an oven and hob with extraction above and fridge, benefitting from an attractive stone and flint splash back. Under the stairs storage can be found just beyond this space with additional floor space for a formal dining table just beyond. From here is an additional lean to storage area with Norfolk pamment style tiled flooring below. This space backs into the rear garden and could easily be converted or utilized in a similar fashion. The first floor landing grants access to the two double bedrooms as well as the newly installed shower room complete with a walk in shower with dual shower heads mounted above, with a rear facing uPVC double glazed window into the rear garden as well as vanity storage and a heated towel rail. The larger of the bedrooms sits towards the front of the property with wood floorboards running underfoot. This large double bedroom has a front facing aspect with radiator below the main window and handy storage cupboards sitting above the stairs. The second double room, offering continued wooden flooring has a rear facing aspect overlooking the gardens with uPVC double glazed windows and radiator below.

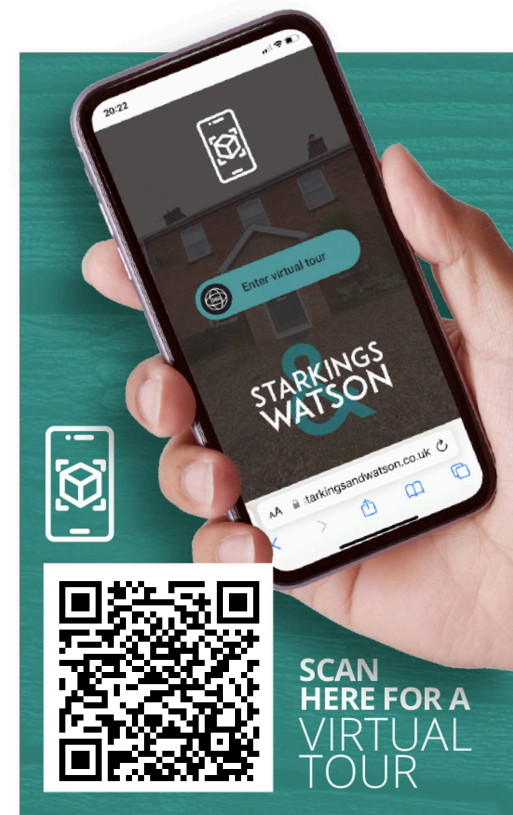
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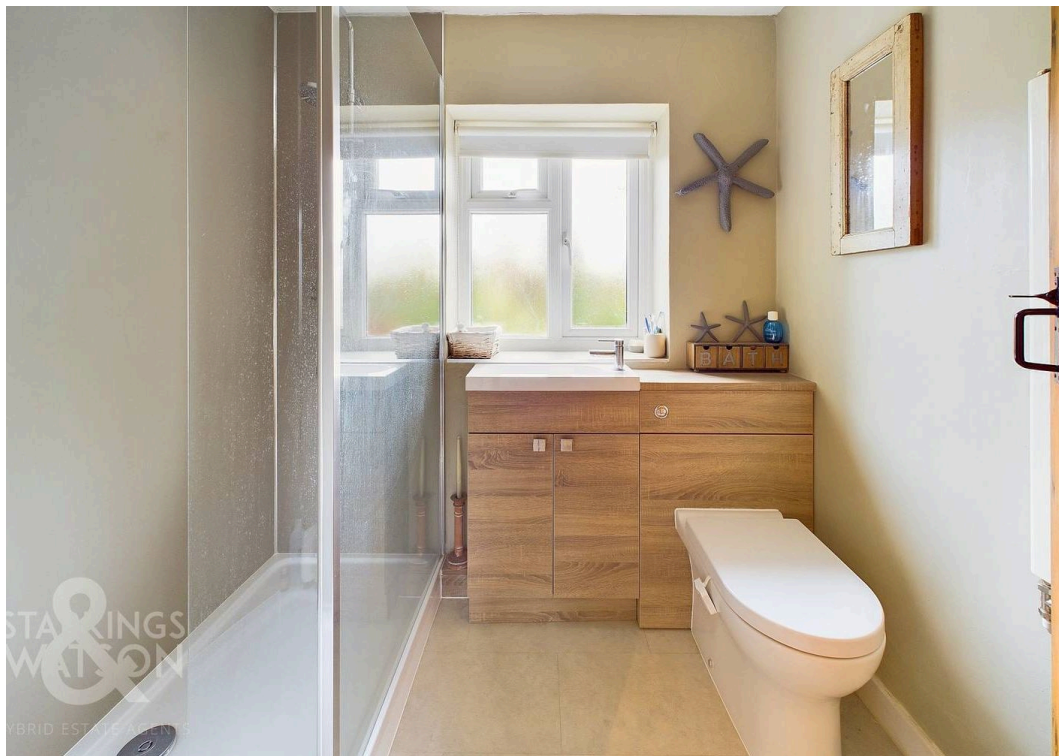
Postcode : NR11 8NP

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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Exiting via the rear of the property a shared access space leads you towards the external storage shed to your right with timber swinging door, this space allows for additional storage needs. A slender grass pathway leads you beyond the adjacent gardens to the private garden at the rear, fully enclosed with a low level timber gate, timber fencing and stone and flint walls fully encapsulating this private lawn space complete with a timber shed in the corner.





Approximate total area⁽¹⁾
650.89 ft²
60.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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