



INTRODUCING

1 Church Street

Southrepps, Norfolk

SOWERBYS



THE STORY OF

1 Church Street

Southrepps, Norfolk
NR11 8NP

Village Location

Chain Free

Recently Modernised

Garden

En-Suite Bathroom

Ideal Investment Property

On Street Parking

Versatile Accommodation

SOWERBYS HOLT OFFICE

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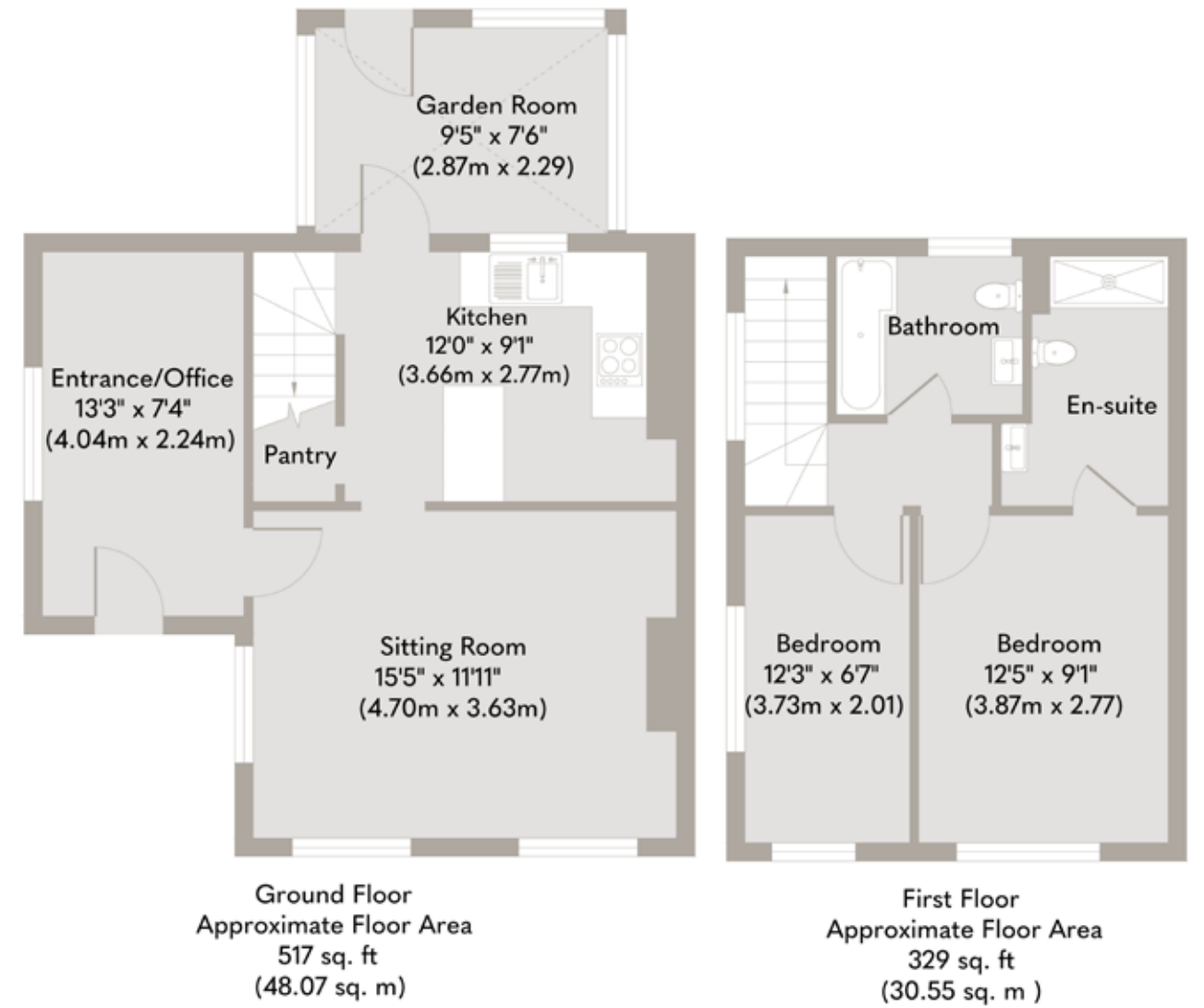
This beautifully presented home has been recently modernised throughout, offering a tasteful blend of period character and contemporary finishes. The spacious and flexible ground floor includes a stylish new kitchen, and a generous living space that opens into a bright rear conservatory - perfect for dining or relaxing while enjoying views over the garden.

Upstairs, the property features two well-proportioned bedrooms and two modern bathrooms.

To the rear, you'll find a delightful walled garden, carefully landscaped and well-manicured for low-maintenance enjoyment and privacy. On-street parking is available directly outside the property.

This home is perfect as a full-time residence, a holiday home, or an investment opportunity. Offered with no onward chain, early viewing is highly recommended to appreciate all that this unique home has to offer.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Southrepps

EXCELLENT ACCESS TO THE
COASTLINE

Southrepps is a sought-after village where there is a strong community feel, glorious open countryside and excellent access to both the coastline and the city of Norwich.

The village is very close to Gunton railway station which runs between Sheringham, Cromer and Norwich, and opposite the station is the famous Suffield Arms, known for it's artsy interior and exciting cuisine. There is a local primary school and nursery, historic church, and a local family-run grocery store. The village hall holds regular quiz nights, shows and events as well as a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbour a thriving community, so why not call it home?

The North Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimmingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses.



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 9335-7929-4300-0775-6296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///fence.rank.fingertip

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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