



**Beechlands Park, Southrepps Norwich NR11 8NT**



**welcome to**

**Beechlands Park, Southrepps Norwich**

This WELL PRESENTED Four Bedroom Link Detached house is situated in the picturesque village of Southrepps, this one is a MUST VIEW, call us now to book your viewing!



**Set in a picturesque location of Southrepps, unspoiled countryside views, peaceful location and spacious living this is one not to be missed! Southrepps is a sought after village, offering a fabulous pub in the Vernon Arms, a primary school, local family run grocery store, post office and not forgetting the Church. The village is timeless and why many like to call it home.**

**The property itself consists of entrance hall, downstairs cloakroom, living room, conservatory, kitchen, garage with utility appliances, four bedrooms, family bathroom, front & rear gardens**

### Entrance Hall

Leading off the front porch, the main hallway has doors off to the living room, cloakroom & kitchen, stairs to the first floor

### Cloakroom

White two piece suite comprising of WC, hand wash basin with vanity storage, tiled walls & flooring, frosted double glazed window,

### Living Room

24' 4" x 10' 7" ( 7.42m x 3.23m )

Double glazed window with front aspect, wood burner set in an exposed feature stone fireplace, wood laminate flooring, serving hatch to kitchen, wall mounted radiator, door to conservatory

### Kitchen

12' 11" x 8' 11" ( 3.94m x 2.72m )

White cupboards with bamboo work surfaces over top, pantry storage, double glazed window to the rear, door leading to the garage housing utility appliances

### Garage

Housing the washing machine, tumble dryer & fridge freezer

### Conservatory

10' 8" x 9' 3" ( 3.25m x 2.82m )

Vaulted ceiling, under floor heating, doors to rear garden

### Bedroom 1

15' 11" x 9' 7" ( 4.85m x 2.92m )

Accessed through bedroom 4, double fitted wardrobes in the eaves, double glazed window to the rear, wall mounted radiator, sloped ceiling

### Bedroom 2

13' 11" x 10' 7" ( 4.24m x 3.23m )

Free standing vanity unit & wardrobe, double glazed window with rear aspect, wall mounted radiator

### Bedroom 3

10' 7" x 9' 10" ( 3.23m x 3.00m )

Fitted wardrobes, double glazed window with front aspect, wall mounted radiator

### Bedroom 4

9' 11" x 8' 11" ( 3.02m x 2.72m )

Double glazed window to the rear, wall mounted radiator, door leading to Bedroom 1

### Bathroom

White suite comprising of extra wide heritage bath with Victorian style mixer tap, hand wash basin, WC, tiled flooring, electric heated towel rail, double glazed window

### Outside

The front of the property provides off street parking and a small lawn area with a path leading to the front door. The rear of the property is South East facing and consists mostly of laid lawn boarded with some mature shrubs & bushes. There is a patio area perfect for seating and a summerhouse at the bottom of the garden



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [williamhbrown.co.uk/Property/CRM103506](http://williamhbrown.co.uk/Property/CRM103506)



welcome to

## Beechlands Park, Southrepps Norwich

- Link Detached 4 Bedroom House
- Village Location of Southrepps
- Turnkey Property
- Modern Décor with Newly Installed Wood Burner
- Council Tax Band C

Tenure: Freehold EPC Rating: F

offers over

**£365,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CRM103506](http://williamhbrown.co.uk/Property/CRM103506)



Property Ref:  
CRM103506 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01263 513764**



[Cromer@williamhbrown.co.uk](mailto:Cromer@williamhbrown.co.uk)



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)