



Broadgate Close, Northrepps Cromer NR27 0LR

welcome to

Broadgate Close, Northrepps Cromer

NO ONWARD CHAIN!

William H Brown are delighted to present this Semi-Detached, 2 Bedroom House, which set in the picturesque village location of Northrepps. Walking distance to schools make the property an ideal small family home/first time buy. Call us NOW to arrange your viewing!



This is a 2 Bedroom, Semi-detached House which offers off-road parking and a generous plot size, due it to being a corner plot.

The front door takes you into the Entrance Porch, where a useful space for coats and shoes storage is found, this leads directly into the Lounge/Dining Room with large windows to the front and the conservatory doors to the rear allows for plenty of natural light, creating an airy living space. Off the Dining Area you can access the Kitchen, with space for free standing white goods, built-in oven & hob and lots of storage cupboards. The Conservatory is located at the back and leads to the rear garden which consists of a patio area and small lawn area, meaning its low maintenance and easy to keep tidy and ideal for the kids to play in, it is also dog proof. Upstairs on the landing you will find the airing cupboard, Main Family Bathroom, Master Bedroom and Bedroom Two, which faces into the rear garden.

The property is located in Northrepps, which is a most attractive North Norfolk village with Church, Village Hall, Primary School and a popular pub with restaurant, The Foundry Arms. Unusually, the village also benefits from a private aerodrome and is ideally positioned for ease of access to both Cromer (approximately 3.1 miles) and North Walsham (approximately 8.6 miles).

Entrance Porch

Front door leads you in with wall mounted radiator & carpeted flooring.

Living Room

14' 3" max x 10' 5" (4.34m max x 3.17m)

Double glazed window to the front, feature marble mantel piece with inset electric fire, cupboard under the stairs, wall mounted radiator & stairs to first floor.

Dining Room

10' 5" x 6' 10" (3.17m x 2.08m)

L-shaped area with wall mounted radiator and doors to Sun Room & Kitchen.

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

Fitted with new modern units of white glossy cupboards and marble work surfaces over top, double integrated oven, touch screen hob, double glazed window with rear aspect, door leading to the side of the property & tiled flooring.

Sun Room

9' 5" x 7' 10" (2.87m x 2.39m)

Vaulted ceiling, carpeted flooring & door to rear garden.

Bedroom One

10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed window with front aspect, wall mounted radiator, carpeted flooring & cupboard housing the tank.

Bedroom Two

10' 1" x 6' 9" (3.07m x 2.06m)

Double glazed window with rear aspect, wall mounted radiator, carpeted flooring & free standing wardrobes/units.

Bathroom

Suite comprising bath with electric shower overhead, wash basin and WC vanity unit. Tiled walls, carpeted flooring, wall mounted radiator & double glazed window.

Outside

The front of the property offers ample off-street parking as well as the Garage.

The rear of the property consists of a patio area and small lawn area with a few shrubs & bushes meaning its low maintenance and easy to keep tidy. Ideal for the kids to play in and is also dog proof.



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.



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welcome to

Broadgate Close, Northrepps Cromer

- NO ONWARD CHAIN!
- Modern & Stylish Kitchen
- Two Bedroom Semi Detached House
- Garage & Off-Street Parking
- Council Tax Band B

Tenure: Freehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRM108173 - 0004

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