



Oliday Thorpe Road, Southrepps Norwich NR11 8NQ

welcome to

Oliday Thorpe Road, Southrepps Norwich

Don't miss out on this opportunity to purchase a 2 Bedroom, 2 Reception Room Detached Bungalow, set on a vast plot in the sought after village location of Southrepps! Viewing is essential with this one, call us now!



'Oliday' (aka Dragonwood) is a 2 Bedroom, Detached Bungalow which exudes potential & sits on a 0.23 acre (stms) plot, in the village of Southrepps which is a sought after location 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 is why many like to call it home.

The property is of non-standard construction and has internal accommodation to include Entrance Porch, Kitchen, 2 Reception Rooms, Conservatory, 2 Bedrooms & Shower Room. An A rated 'Warmflow High Efficiency' oil fired combi-boiler has been installed in March 2024. Outside offers ample off-road driveway parking, Carport & Garage to the front, while the rear garden has been beautifully landscaped.

Entrance Porch

Front door opens into conservatory style porch with door leading to Kitchen.

Kitchen

13' 10" x 9' (4.22m x 2.74m)
Fitted modern kitchen with a range of black gloss cupboards & red units, white work surface over with sink & breakfast bar. Side aspect double glazed window & door to Reception Room 2.

Reception Room 2

10' 3" x 8' 3" (3.12m x 2.51m)
Versatile room with front aspect double glazed window & door to hallway.

Hallway

Doors to Reception Room, Living Room, Bedrooms & Shower Room.

Living Room

17' x 10' 2" (5.18m x 3.10m)
Accessed of the Hallway with borrowed light & sliding doors leading to the Conservatory.

Conservatory

10' 6" x 8' 3" (3.20m x 2.51m)
Natural light filters through to the Living Room & is a perfect spot to sit and enjoy the vast garden.

Bedroom One

17' 11" x 12' (5.46m x 3.66m)
Wall mounted radiator & rear aspect double glazed window with views of the garden.

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)
Wall mounted radiator & front aspect double glazed window.

Shower Room

Modern suite comprising WC, wash basin & walk-in shower. Panel effect walls, vinyl flooring & frosted double glazed window.

Outside

The front of the property offers ample parking in the form of a private driveway, Carport and double Garage.

The rear of the property is beautifully landscaped and has a few mature trees and shrubs. This spacious plot boasts a range of possibilities to include gardening, outdoor activities or potential extension & perhaps additional outbuildings.

Agent's Note

- 1) We are advised that the property is of non-standard construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.
- 2) A name change of the property has not been registered on Land Registry by the current owners.



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/CRM108025



welcome to

Oliday Thorpe Road, Southrepps Norwich

- Non-Standard Construction Detached Bungalow
- 2 Bedrooms & 2 Reception Rooms
- Kitchen & Conservatory & Shower Room
- Driveway Parking & Landscaped Gardens
- Council Tax Band B

Tenure: Freehold EPC Rating: E

Offers Over

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108025



Property Ref:
CRM108025 - 0007

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



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



williamhbrown.co.uk