



**Broadgate Close, Northrepps, Cromer, NR27 0LR**



**welcome to**

**Broadgate Close, Northrepps, Cromer**

A well-presented 2 Bedroom Mid-Terraced House, offering 2 parking spaces and a low maintenance enclosed garden. Northrepps is a quaint village located just 3 miles away from Cromer and the property is within walking distance of the village primary school and the famous Foundry Arms pub.



## Description

This is a well-presented Mid-Terrace property which is surrounded by beautiful countryside walks leading to the coast and would be ideal for First Time Buyers or an Investors.

The property enjoys internal accommodation to include a front porch leading into the open plan Sitting/Dining Room with wood effect flooring and onto the Kitchen with ample wall and base units, space for washing machine, fridge/freezer and cooker. Upstairs offers 2 Bedrooms and Family Bathroom. To the rear of the property is a Conservatory which overlooks the enclosed low maintenance rear garden with a gate to the rear allowing access to the allocated parking.

The village of Northrepps has a village pub 'The Foundry Arms', Primary School and offers a bus service to the coastal town of Cromer which has various local amenities such as Junior & High School, Health Centre & Hospital, shops and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Jane's or No. 1 fish and chips, or perhaps an Ice Cream as you walk along Cromer pier and take in the coastal beauty and see why many people like to call Cromer home!

## Entrance Porch

Front door opens into porch with internal door to Sitting Room.

## Sitting Room

14' 5" x 10' 1" (4.39m x 3.07m)  
Stairs to first floor with under stair cupboard, electric radiator & uPVC double glazed window to the front aspect. Opens to Dining Room.

## Dining Room

10' 6" x 6' 9" (3.20m x 2.06m)  
Opens to Kitchen & door to Conservatory.

## Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)  
Fitted kitchen a range of wall & base units, wooden effect work surface over with tiled splash back and inset ceramic sink & drainer unit. Electric oven, electric hob with cooker hood over and space for freestanding white goods. Tiled flooring, rear aspect double glazed window and door to Conservatory.

## Conservatory

11' 10" x 8' (3.61m x 2.44m)  
Tiled flooring, uPVC double glazed windows to 3 sides and doors to patio and garden.

## Landing

Airing cupboard with hot water cylinder and doors to Bedrooms & Bathroom.

## Bedroom One

11' x 10' 5" (3.35m x 3.17m)  
Fitted wardrobe, double glazed window to the front aspect, electric heater and carpeted flooring.

## Bedroom Two

10' x 6' 11" (3.05m x 2.11m)  
Double glazed window to the rear aspect, electric heater and carpeted flooring.

## Bathroom

Suite comprising bath with shower over, wash basin & WC. Double glazed window to the rear, towel rail and lino flooring throughout.

## Outside

To the front of the property is a gravel driveway providing off-road parking with wooden picket fence either side.

To the rear is a low maintenance with a patio area adjoining the house, astro turf lawn and a rear access gate.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/CRM108322](http://williamhbrown.co.uk/Property/CRM108322)



welcome to

## Broadgate Close, Northrepps, Cromer

- Beautiful Countryside Walks
- Close to Primary School and Amenities
- Allocated Parking
- Enclosed Rear Garden
- Conservatory
- Open Plan Living Area

Tenure: Freehold EPC Rating: E

offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CRM108322](https://www.williamhbrown.co.uk/Property/CRM108322)



Property Ref:  
CRM108322 - 0003

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](https://www.williamhbrown.co.uk)