









welcome to

Emerys Close, Northrepps, Cromer

William H Brown are delighted to offer this Three Bedroom Mid-Terrace House set in an idyllic village location close by to schools and nature walks. Call us now to book your viewing!













Description

Located in the village of Northrepps is this Mid-Terraced house which enjoys internal accommodation to include Lounge with electric fireplace, Dining Room with patio doors to the rear garden, fitted Kitchen & Cloakroom on the ground floor, whilst upstairs offers a large landing, 3 Bedrooms - 2 with fitted wardrobes & a Shower Room. Outside offers an enclosed rear garden with patio area, off-road parking & en-bloc Garage.

Northrepps itself is ideally positioned for ease of access to both Cromer, 3.1 miles and North Walsham, 8.6 miles and 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 benefits from a private aerodrome.

Entrance Hall

Front door opens into hall with stairs to first floor, under stair cupboard, wall mounted electric storage heater and doors to Cloakroom, Lounge & Kitchen.

Cloakroom

Suite comprising WC & wash basin.

Lounge

15' 9" x 12' 1" (4.80m x 3.68m)

Electric fire with mantelpiece surround, wall mounted electric storage heater & front aspect double glazed window. Opens to Dining Room.

Dining Room

10' 4" x 9' 8" (3.15m x 2.95m)

Opening from Lounge with wall mounted electric storage heater & double glazed patio doors to outside. Opens to Kitchen.

Kitchen

8' 6" x 8' 7" (2.59m x 2.62m)

Fitted with a range of wall & base units, wood effect work surface over with tiled splash back and stainless steel sink & drainer unit with mixer tap. Built-in double electric oven & microwave, electric hob with cooker hood over, integrated dishwasher and space for washing machine & fridge/freezer. Rear aspect double glazed window, door into hall and opens to Dining Room.

First Floor Landing

Built-in airing cupboard with immersion heated hot water tank and doors to Bedrooms & Shower Room.





11' 8" max x 13' 6" (3.56m max x 4.11m)

Built-in double wardrobe, wall mounted electric storage heater & front aspect double glazed window.

Bedroom Two

11' 8" x 9' 6" (3.56m x 2.90m)

Built-in single wardrobe, wall mounted electric storage heater & rear aspect double glazed window.

Bedroom Three

8' 8" x 8' 4" (2.64m x 2.54m)

Wall mounted electric storage heater & rear aspect double glazed window.

Shower Room

Suite comprising WC, pedestal wash basin & walk-in shower. Tiled flooring & walls, shaver point, extractor fan, spotlights, heated towel rail & front aspect double glazed window.

Outside

Bedroom 1

Bedroom 2

To the font of the property is an approach path with a small lawn.

To the rear is an enclosed low maintenance garden with a patio area adjoined to the property and laid to shingle. The property also further benefits from offroad parking & en-bloc Garage,







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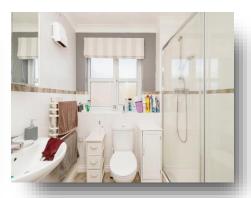
- Three Bedroom Mid-Terrace House
- Lounge, Dining Room & Kitchen
- Upstairs Shower Room & Downstairs Cloakroom
- Perfect Family Home
- En-Bloc Garage & Off-Road Parking
- Close to School & Nature walks
- Popular Village Location

Tenure: Freehold EPC Rating: C

£280,000









postcode not the actual property

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Property Ref: CRM107913 - 0002 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 quidance 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 buyer's 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.





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