



**Emerys Close, Northrepps, Cromer, NR27 0NE**

**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.

## Bedroom One

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

To the front 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 off-road parking & en-bloc Garage,



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.localagent.com](http://www.localagent.com)



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## Emerys Close, Northrepps, Cromer

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRM107913 - 0002

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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.



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