



**Branford, Southrepps Road, Gimingham, Norwich, NR11 8EX**



**welcome to**

**Branford Southrepps Road, Gimingham Norwich**

**\*\* NO ONWARD CHAIN \*\***

Don't miss this Edwardian Two Bedroom Semi-Detached set in the Village of Gimingham with beautiful field views, with ample off-road parking & useful outbuildings.



## Description

Located in the village of Gimingham is this Semi-Detached House which enjoys internal accommodation to include Lounge with open fire, fitted Kitchen/Dining Room & Utility/Lobby to the ground floor whilst upstairs has 2 Bedrooms & Family Bathroom. Outside offers a shingled driveway providing off-road parking, Workshop, additional Office/Garden Room and a rear garden which backs onto fields.

Gimingham is a charming North Norfolk Village set just inland and between the coastal villages of Trimmingham and the ever-popular village of Mundesley with shops and amenities. The property is situated within walking distance of Mundesley and the beach.

## Lounge

13' x 10' 11" (3.96m x 3.33m)

Front door opens into Lounge with open cast iron fireplace with white wooden mantel piece, stairs to first floor, TV point, oak effect porcelain tile flooring, radiator & double glazed window. Door to Kitchen/Dining Room.

## Kitchen / Dining Room

16' x 7' 9" (4.88m x 2.36m)

Fitted with a range of yellow fronted wall and base units, work surfaces over top with tiled splash back and stainless steel sink & drainer unit with mixer tap. integrated oven & electric hob with cooker hood over. Oak effect porcelain tile flooring, double glazed window to the rear, built-in under stairs cupboard, spotlights and opens to Utility/Lobby.

## Utility / Lobby

With plumbing and space for white good appliances and work surface over. Space for standing fridge/freezer, wall mounted radiator, loft access and oak effect porcelain tile flooring. Stable door to the rear garden.

## First Floor Landing

Loft access which is fully boarded for storage, double glazed window to stairwell and doors to Bedrooms & Bathroom.

## Bedroom One

16' x 7' 11" into recess (4.88m x 2.41m into recess)

Double glazed window to the front with field views, wall mounted radiator, carpeted flooring, TV point, built-in wardrobe & partial sloped ceiling.

## Bedroom Two

10' 9" x 7' 8" (3.28m x 2.34m)

Double glazed window to the rear with field views, wall mounted radiator, carpeted flooring, TV point & partial sloped ceiling.

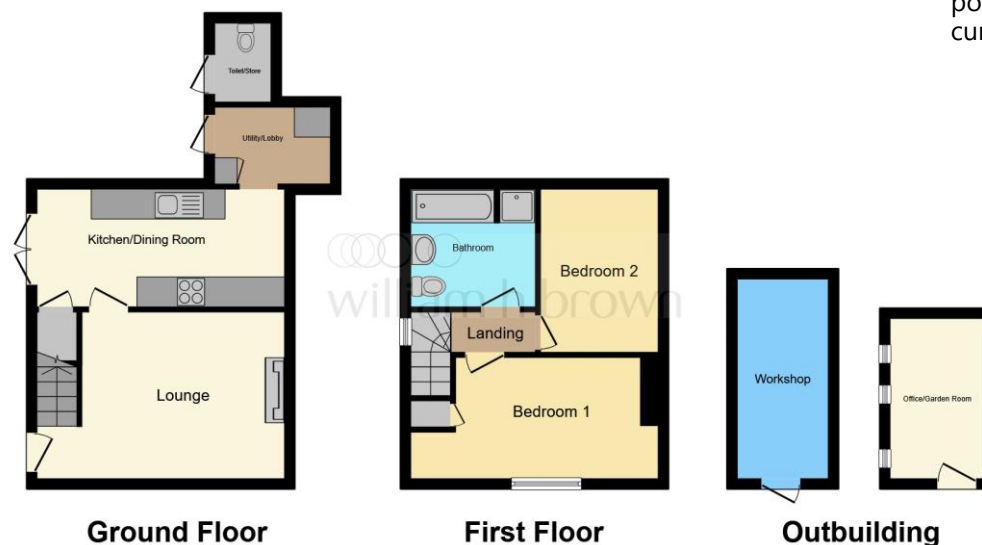
## Bathroom

Suite comprising of bath with mixer taps, shower cubicle, wash basin & WC. Tiled splash back, frosted double glazed window, carpeted flooring & wall mounted radiator.

## Outside

To the front of the property is a gated garden with shingle drive and access to Garage/Workshop.

To the side & rear is a garden laid lawn backing onto fields, established shrub & bush border, paved patio, access to summerhouse/office with electrics & phone point, water pump, outside tap, outside WC (not currently in use).



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)

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## **Branford, Southrepps Road, Gimingham, Norwich**

- No Onward Chain
- Two Bedroom Semi-Detached Edwardian House
- Ready to Move into
- Countryside Views
- Village Location

Tenure: Freehold EPC Rating: F

# £360,000



Please note the marker reflects the postcode not the actual property

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