



Beechlands Park, Southrepps Norwich NR11 8NT

welcome to

Beechlands Park, Southrepps Norwich

**** High Specification ****

A three Bedroom Detached House set in the Village of Southrepps. Only 2 years old with 8 years NHBC guarantee remaining.



This property has been built & finished to an impeccable specification, consisting of Cloakroom, Lounge, Kitchen/diner to the ground floor, whilst upstairs offers 3 Bedrooms - main with En-suite & Family Bathroom. Outside has a Garage and front & rear gardens. The property further benefits from under floor heating throughout the ground & first floor and 13 solar panels creating 6kw of solar Pv and 20 kwh of battery storage.

Set in a picturesque location of Southrepps, peaceful location and spacious living this is one not to be missed! Southrepps is a sought after village, 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 why many like to call it home.

Porch

Brick built porch with double glazed windows & internal door to hall.

Hall

Oak flooring with under floor heating & stairs to first floor with under stair cupboard. Oak doors to Cloakroom, Lounge, Kitchen/Diner & Garage.

Cloakroom

Suite comprising WC & wash basin. Double glazed window, oak windowsill and oak flooring with under floor heating.

Lounge

12' 2" x 14' 3" (3.71m x 4.34m)

Dual aspect room with oak flooring with under floor heating, oak windowsill, double glazed windows to front & side, exposed brick fireplace with wood burner, tiled hearth & oak mantel piece. Opens to Kitchen/Diner.

Kitchen / Diner

20' 11" x 11' 3" (6.38m x 3.43m)

Fitted with a range of dark blue wall & base units, white quartz work surface over top, under unit lights for both wall & base units, central island mirroring the units, one and half bowl sink, extendable mixer tap, built-in double oven and microwave, integrated induction hob with extractor overhead & dishwasher. Double glazed windows to the rear & side, French doors to the rear garden and oak flooring with under floor heating.

First Floor Landing

Storage cupboard, cupboard housing hot water cylinder & access to loft (loft boarded). Doors to Bedrooms & Family Bathroom.

Bedroom One

14' 1" x 12' 4" (4.29m x 3.76m)

Dual double glazed windows to the front, splayed reveals, oak windowsills, carpeted flooring with under floor heating & door to En-suite.

En-Suite

Suite comprising walk in shower cubicle with waterfall shower head, WC & wash basin with mixer tap. Tiled walls & flooring, heated towel rail and double glazed window.

Bedroom Two

19' 11" x 9' 11" (6.07m x 3.02m)

Double glazed windows to the front and side, oak windowsills and velux roof light, under eaves shelving and storage cupboard, built-in wardrobe and carpeted flooring with under floor heating.

Bedroom Three

11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window to the rear, oak windowsills & carpeted flooring with under floor heating.

Family Bathroom

Suite comprising bath with mixer tap, shower with waterfall head over, his & hers sinks & WC. Tiled walls, under floor heating, under unit lights and down lights in the bathroom niches controlled by a pir sensor, creating low level automatic lighting for night time use.

Outside

To the front is a brick weave driveway providing off-road parking for approximately two vehicles, shingled area to the side for a third vehicle & access to the garage with electric roller garage door.

The Garage has lighting, electrics, dual wall mounted solar battery storage units, internal door, plumbing for washing machine, space for tumble dryer & utility space.

The rear garden is enclosed and has a Porcelain patio, hot tub, lawn area, timber seating, raised flower beds, gated access both sides, outside tap & outside sockets.



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Beechlands Park, Southrepps Norwich

- New Build Three Bedroom House, Potential for Four Bedroom (stpp)
- Impeccable Finish Throughout
- Under Floor Heating Ground & First Floor
- 13 Solar Panels creating 6kw of solar Pv, 20 kwh of battery storage
- Built and lived in by local reputable builder, who has built many new build homes in Southrepps

Tenure: Freehold EPC Rating: A
Council Tax Band: D



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

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Property Ref:
CRM108785 - 0006

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