



Bramble Cottage Meadow Lane, Southrepps Norwich NR11 8NX

welcome to

Bramble Cottage Meadow Lane, Southrepps Norwich

A charming character barn conversion set in a village location within the heart of North Norfolk with Three Bedrooms and Two Reception Rooms, Parking and No Chain.



Set in an exclusive development of modern high end homes and charming character barn conversions within the ever popular rural village of Southrepps is this beautifully appointed, generously proportioned Three Bedroom, Two reception room barn conversion built by local master craftsmen and owned by our client since new. The property enjoys central heating and double glazing, fitted kitchen, ground floor shower room and family bathroom serving the three bedrooms located on the first floor, outside is a part walled courtyard style garden with established shrubs and gated parking. The property is offered for sale with no chain and viewings are essential to appreciate the seclusion and accommodation available.

Hallway

Double glazed front door, staircase rising to first floor, wooden flooring, cupboard housing wall mounted consumer unit and radiator

Dining Room

14' 2" Max x 12' 4" excluding door recess (4.32m Max x 3.76m excluding door recess)

Walk in understairs cupboard with pressurised hot water tank, wall mounted heating thermostat, radiator, wall lights, glazed doors to the kitchen and the hallway, wooden flooring, double glazed door to the rear aspect and archway to the lounge.

Lounge

21' 7" Max x 14' 1" Max (6.58m Max x 4.29m Max)
Feature brick fireplace with brick tiled hearth and multi fuel burner, wall lights, wooden flooring, exposed brick and flint wall, 2 x radiators, double glazed picture windows and matching door to communal courtyard area.

Kitchen

10' 1" x 9' 2" (3.07m x 2.79m)

Fitted with a range of shaker style base and wall mounted units comprising cupboards and drawers, roll edge worktop with inset stainless steel single sink drainer, Water2 water softener installed, dishwasher, washing machine and fridge freezer included in sale, radiator, built in electric oven and hob with cooker hood above, spotlights, tiled splashbacks, double glazed window to the rear aspect and wooden flooring.

Shower Room

9' 3" Max x 2' 10" (2.82m Max x 0.86m)

Suite comprising walk in tiled shower enclosure with electric shower fitted, vanity unit with inset hand wash basin and WC, extractor fan, opaque double glazed window and radiator.

First Floor Landing

Access to all rooms, access to the loft, airing cupboard with hanging space, slatted shelving and radiator, further cupboard above, double glazed window and carpeted flooring.

Bedroom One

21' 11" Restricted Headroom x 13' 10" Max narrowing to 11' 7" Min (6.68m Restricted Headroom x 4.22m Max narrowing to 3.53m Min)

Double aspect room, double glazed window and further double glazed velux window with integrated blackout blind, 2 radiators and exposed flint panel (could easily be split back into 2 rooms to provide additional accommodation), carpeted flooring.

Bedroom Two

10' 10" Restricted Headroom x 10' 8" (3.30m Restricted Headroom x 3.25m)

Double glazed window, radiator and carpeted flooring.

Bedroom Three

10' 1" x 7' 5" Restricted Headroom (3.07m x 2.26m Restricted Headroom)

Double glazed velux window with integrated blackout blind, radiator and carpeted flooring.

Bathroom

10' 10" Restricted Headroom x 6' 6" (3.30m Restricted Headroom x 1.98m)

Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and WC, tiled splashbacks, shaver point and light above, extractor fan, radiator, double glazed velux window with integrated blackout blind and carpet tiled flooring.

Exterior

Low maintenance, well established enclosed rear courtyard style garden with flint walling, laid mainly to shingle with a stepping stone path, picket fencing, gate access providing off road parking and timber shed.



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Bramble Cottage Meadow Lane, Southrepps Norwich

- Charming Character Barn Conversion
- Set in a secluded location within the village of Southrepps
- Three Bedrooms & Two Reception Rooms
- Two Bathrooms
- Central Heating and Double Glazing.

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C



Total floor area 116.6 m² (1,257 sq.ft.) approx
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.propertybox.co

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h brown

£380,000



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postcode not the actual property

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Property Ref:
CRM109110 - 0004

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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.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27
9HZ



williamhbrown.co.uk