



123 Broadgate Close, Northrepps, NR27 0LR

Price Guide £315,000

- Linked semi-detached house
- UPVC triple glazed windows and doors
- Four bedrooms
- Off road parking
- Cul-de-Sac location
- Conservatory
- Electric panel heaters
- Family bathroom
- Garage
- West facing garden

123 Broadgate Close, Northrepps NR27 0LR

A semi-detached house with a linked garage, located in the lovely village of Northrepps. There is no onward chain and will make a lovely family home.

The property offers four bedrooms, family bathroom, living/dining room and kitchen/breakfast room, along with a conservatory facing over the south facing garden.

There is plenty of parking for two/three cars, along with a single garage.

Northrepps is just two miles from Cromer and has a good bus route, lovely primary school and village pub. It also offers some beautiful walks and bike rides through the countryside and out to the coast.



Council Tax Band: B



PORCH

UPVC triple glazed door to porch with window to side and wall light. Solid wood door to;

LOUNGE/DINER

Dual aspect room with UPVC triple glazed windows to the front and rear. Carpet, two ceiling lights, two wall mounted electric heaters, inset electric fire, stairs to first floor and door to;

KITCHEN/BREAKFAST ROOM

Two UPVC triple glazed windows to the rear. Range of base and wall units with tiled splashbacks, inset stainless steel sink unit and mixer tap over. Provision for washing machine, fridge and cooker. Laminate wood flooring, two ceiling light points. Door to integral garage and door to;

CONSERVATORY

Brick base construction with double glazed windows to the sides and rear and French doors to the rear garden. Polycarbonate roof, power points and wall light point.

LANDING

Doors to bedrooms and bathroom, access to loft space, ceiling light, carpet. Wall mounted electric heater.

BEDROOM ONE

UPVC triple glazed window to the front elevation, carpet, ceiling light, door to built in storage cupboard.

BEDROOM TWO

UPVC triple glazed window to the front elevation, carpet, ceiling light point.

BEDROOM THREE

UPVC triple glazed window to the rear, ceiling light and carpet.

BEDROOM FOUR

UPVC triple glazed window to the rear, ceiling light and carpet.

BATHROOM

UPVC triple glazed with obscure glass window to the rear. Modern white suite with panelled bath and mixer shower attachment. Pedestal wash hand basin, low level WC, tiled walls, ceiling light, laminate wood flooring, wall mounted electric heater.

OUTSIDE

A low maintenance front garden mainly gravelled with a few shrubs and tree. Off road parking for two cars leading to the LINKED SINGLE GARAGE with double

opening steel doors, outside light, internal light and power and personal door into the kitchen.

The rear garden is south/westerly facing, fully enclosed with a personal gate out onto the alleyway. Large decked area, small lawn area, garden shed and timber panel fencing to the sides.

AGENTS NOTE

This is a Freehold property with mains electricity, water and drainage connected. Please note that the loft insulation has open cell insulation which was installed in 2021. It may be advisable to speak with your lender or broker if having a mortgage.. This property has a council tax band B.





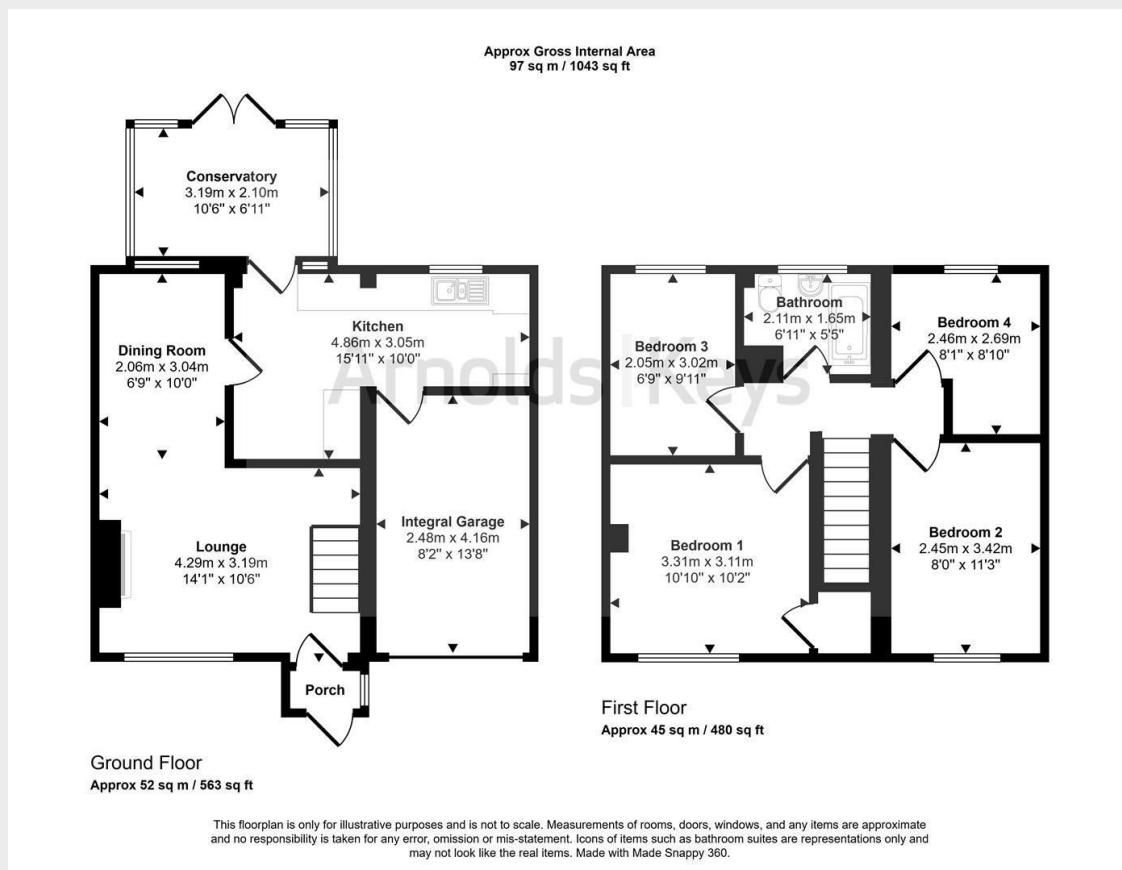
Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

