

Aldreds
Estate Agents



1 Myrtle Cottage Low Road, Repps With Bastwick, NR29 5AH

£325,000



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£325,000

1 Myrtle Cottage Low Road

Repps With Bastwick, Great Yarmouth, NR29 5AH

- Spacious Semi Detached Cottage
- Three Receptions
- Updated With Air Source Heat Pump Central Heating
- Driveway Parking
- Enclosed Garden
- Four Bedrooms
- Desirable Broadland Village Location
- PV Solar Panels
- Lots Of Potential For Further Improvement
- Offered With No Onward Chain

Aldreds are pleased to offer this spacious four bedroom semi detached cottage located in the popular rural Broadland village of Repps with Bastwick. Having been improved with the installation of PV solar panels and an Air Source Heat Pump heating system, the property still offers much potential for further improvement. The spacious accommodation includes a lounge, dining room, study, sitting/family room, kitchen, ground floor bathroom and separate WC and four first floor bedrooms and a first floor WC. The property offers driveway parking and an enclosed rear garden. Offered with no onward chain.



Entrance Porch 4'11" x 3'2" (1.5m x 0.98m)

Part glazed entrance door, windows to front and side aspects, door giving access to;

Lounge 14'2" x 10'8" (4.32m x 3.27m)

Front facing bay window, timber fireplace surround with tiled inset and hearth, wall lighting, radiator, power points, door giving access to;

Inner Hall

Stairs to first floor landing, door to;

Dining Room 14'3" x 8'9" (4.36m x 2.67m)

Brick built former fireplace surround, two radiators, exposed beams, open plan access to kitchen area, open fronted under stair cupboard, door giving access to;

Study 8'7" x 6'11" (2.64m x 2.12m)

Window to side aspect, glazed French doors with glazed side panels leading onto rear garden, radiator, open plan access to;

Sitting / Family Room 15'10" x 8'7" (4.84m x 2.64m)

Windows to front and side aspects, radiator, power points, television point, inset ceiling lighting, built-in cupboard.





Kitchen 13'1" x 8'5" reducing to 6'10" (4m x 2.58m reducing to 2.096m)

Window to side aspect, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point, extractor, ventilation, door to;

Rear Lobby

Part glazed door to rear garden, doors leading off;

Cloakroom

Obscure glazed window to rear aspect, low level w.c..

Bathroom

Obscure glazed window to rear aspect, panelled bath with tiled surround and electric shower over with shower screen, pedestal hand wash basin with tiled splash back, vertical radiator, ventilation.

First Floor Landing

Radiator, doors leading off;

Bedroom 1 14'2" x 10'9" (4.32m x 3.28m)

Window to front aspect, radiator, power points, open fronted cupboard with loft access.

Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149, proceed into the village of Repps with Bastwick, turning right into Low Road, where the property can be found on the right hand side.



Bedroom 2 12'5" reducing to 10'8" x 9'3" (3.8m reducing to 3.26m x 2.82m)

Window to front aspect, radiator, power points.

Bedroom 3 10'4" reducing to 8'9" x 9'1" (3.15m reducing to 2.67m x 2.79m)

Window to rear aspect, radiator, power points..

Bedroom 4 8'5" x 10'1" reducing to 8'5" (2.57m x 3.09m reducing to 2.57m)

Window to rear aspect, radiator, power points.

W.C.

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation, airing cupboard housing pressurised hot water cylinder.

Outside

Brick weave driveway with well stocked garden to front and pedestrian gate to side to an enclosed rear garden with timber garden shed, external water supply and air source heat pumps for hot water and central heating.

Tenure

Freehold.

Services

Mains water, electric and drainage.

USB points

A number of the power points in the property have USB sockets integrated

PLEASE NOTE

Our vendor informs us that the Energy Performance Certificate for this property was produced prior to the recent installation of the the air source heat pump central heating system and the PV Solar panels. Improvements to the property's insulation were also made at the time, including internal wall insulation in the original part of the building, loft insulation and cavity wall insulation to the rear addition.

Council Tax

Great Yarmouth Borough Council - Band: C.

Location

Repps with Bastwick is a small Broadland village on the banks of the River Thurne. Situated approximately 11 miles from Great Yarmouth to the East. The village has its own petrol station/shop/hot food takeaway, village hall and playing field. Bus services operate to Great Yarmouth and Norwich, A school bus service operates to neighbouring village schools of Rollesby Primary School, Martham Academy and Nursery and Flegg High School.

Reference

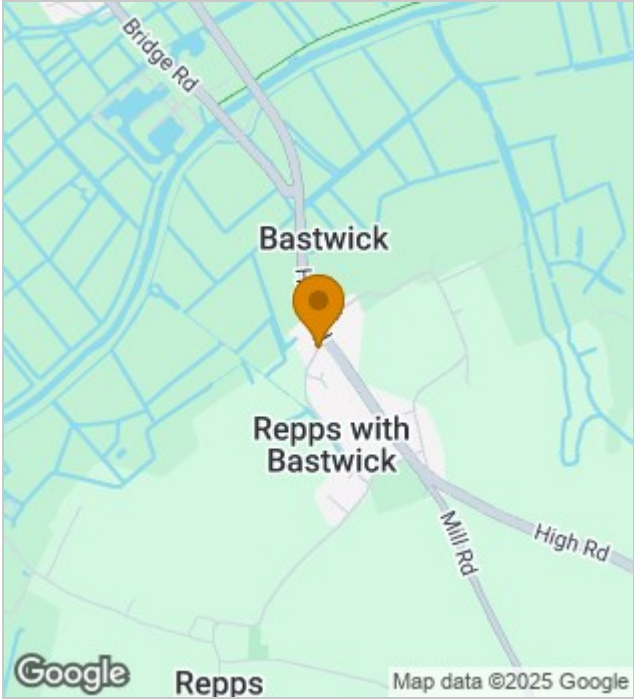
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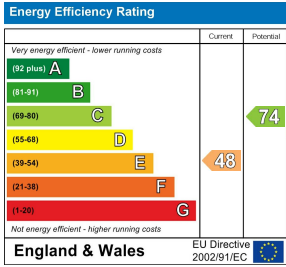
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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