



**Long Lane, Southrepps, Norwich, NR11 8NL**

**welcome to**

**Long Lane, Southrepps, Norwich**

This well-presented 3 Bedroom, Semi-Detached House, with ample off-road parking and large detached Workshop, is situated in the popular North Norfolk village of Southrepps and would make an ideal family home.



## Description

Occupying a generous plot with driveway parking for several vehicles, a 23'8 x 19'5 insulated workshop and good-sized front and rear gardens this property would make an ideal family home within walking distance of village amenities and a short commute to the popular towns of North Walsham and Cromer. The property offers accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory, wet room and rear porch on the ground floor. On the first floor you will find a master bedroom with en suite bathroom and two further bedrooms. The property further benefits from an oil central heating boiler fitted in 2021, fitted cupboards in every bedroom, cavity wall insulation and has been lovingly maintained throughout. Call now to arrange a viewing!

## Entrance Hall

Double glazed door to the front aspect, radiator and carpeted flooring.

## Lounge

17' 1" x 11' 3" (5.21m x 3.43m)

Double glazed window to the front aspect, electric fireplace, TV point, two radiators, patio doors into the conservatory and carpeted flooring.

## Conservatory

16' 10" x 11' 2" (5.13m x 3.40m)

UPVC windows and doors with a brick base, fitted blinds, radiator and tiled flooring.

## Dining Room

13' 3" x 11' 2" max (4.04m x 3.40m max)

Double glazed window to the rear aspect, radiator and carpeted flooring.

## Kitchen

16' 5" x 9' 2" (5.00m x 2.79m)

Fitted kitchen with range of wall and base units and work surfaces over, electric cooker point, space for fridge freezer, plumbing for dishwasher, access to loft, pantry cupboard, stainless steel sink drainer, tiled splashbacks, telephone point, radiator, double glazed windows to the front and side aspects, door into rear porch and tiled flooring.

## Rear Porch

Door into Garden and double-glazed window to the side and rear aspects, cupboard, space for tumble dryer and plumbing for washing machine with work surfaces over.

## Wet Room

Double glazed window to the front aspect, fully tiled walls, electric shower, wash hand basin, WC extractor fan, heated towel rail and vinyl flooring.

## First Floor Landing

Double glazed window to the rear aspect, access to a boarded loft, carpeted flooring

## Bedroom One

11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed window to the rear aspect, fitted wardrobes, telephone point, wall lights, radiator and carpeted flooring.

## En Suite Bathroom

Suite comprising of bath with mixer tap and shower attachment, wash hand basin, WC, radiator, double glazed window to the front aspect and laminate flooring.

## Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)

Double glazed window to the front aspect, airing cupboard with large water tank fitted in 2021 and hanging space, radiator and carpeted flooring.

## Bedroom Three

8' 5" x 8' (2.57m x 2.44m)

Double glazed window to the rear aspect, fitted cupboards, radiator and carpeted flooring.

## Exterior

At the front of the property is an area mainly laid to lawn with perimeter fencing, garden shed, oil fired central heating boiler fitted in 2021 and a gravel driveway wrapping around to the side offering parking for several vehicles. At the rear of the property is a good-sized garden mainly laid to lawn with shrubs, patio seating area, side access gate and an insulated workshop measuring 23'8 x 19'5 with power, lighting and double-glazed windows and doors.

## Agents Note

This property is subject to a s157 restriction. The s157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.



**view this property online** [williamhbrown.co.uk/Property/NWM108738](http://williamhbrown.co.uk/Property/NWM108738)



welcome to

## Long Lane, Southrepps, Norwich

- Guide Price £325,000 - £350,000
- 23'8 x 19'5 Insulated Workshop
- Three Spacious Reception Rooms
- Master Bedroom with En Suite Bathroom
- Walking Distance to Village Amenities
- Ample Driveway Parking

Tenure: Freehold EPC Rating: E

offers over

# £325,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM108738](http://williamhbrown.co.uk/Property/NWM108738)



Property Ref:  
NWM108738 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



**01692 402861**



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**williamhbrown.co.uk**