



Sandy Lane, Southrepps Norwich NR11 8NJ

welcome to

Sandy Lane, Southrepps Norwich

****GUIDE PRICE £475,000 - £495,000**** This immaculately presented three double bedroom, detached bungalow occupies a generous plot with low maintenance garden, driveway parking and is situated in the desirable village of Southrepps!



Situated in the idyllic North Norfolk Village of Southrepps, within commuting distance of the North Norfolk coast, Gunton Park and the Norfolk Broads, this immaculately presented detached bungalow sits on a generous plot and would make an ideal family home for someone desiring private, one-level living. The property offers accommodation comprising boot/ utility room, shower room, bathroom, separate toilet, kitchen, dining room, lounge and three double bedrooms. Externally, the property boasts a large driveway with space for approx. 6 vehicles to the front with a front garden laid to lawn. At the rear of the property is a wrap around, fully enclosed, low maintenance garden mainly laid to lawn, a patio seating area with pergola, shingled walkways and hedging

Front Entrance

Door to the front aspect, access to the loft, radiator and carpeted flooring

Cloakroom

Double glazed window to the rear aspect, wc, radiator and Karndean flooring

Lounge

16' 2" x 14' (4.93m x 4.27m)

Double glazed window and patio door to the side aspect, tv and telephone points, radiator and carpeted flooring

Dining Room

15' 10" Max extending to x 10' 4" (4.83m Max extending to x 3.15m)

Double glazed window to the side aspect, tv point, radiator and Karndean flooring

Kitchen

17' 7" Max extending to x 13' 5" (5.36m Max extending to x 4.09m)

Fitted kitchen with range of wall and floor units and work surfaces over, space for range cooker with cooker hood above, built in dishwasher, built in fridge freezer, one and a half sink drainer, spotlights, double glazed window to the side aspect, radiator and Karndean flooring

Utility/ Boot Room

Door and double glazed window to the rear aspect, coat cupboard, plumbing for washing machine, work surfaces, one and a half sink drainer, radiator and tiled flooring

Bedroom One

11' 4" x 9' 7" (3.45m x 2.92m)

2 x Fitted wardrobes, double glazed window to the front aspect, tv point and carpeted flooring

Bedroom Two

11' 5" x 10' 10" (3.48m x 3.30m)

Double glazed window to the side aspect, fitted wardrobe, tv point, radiator and carpeted flooring

Bedroom Three

11' 10" x 10' 10" (3.61m x 3.30m)

Double glazed window to the front aspect, fitted wardrobe, tv point, radiator and carpeted flooring

Bathroom

Suite comprising of bath, wash hand basin, wc, extractor fan, part tiled walls, double glazed window to the side aspect, radiator and tiled flooring

Shower Room

Double glazed window to the rear aspect, suite comprising of a walk in shower cubicle with an electric shower, wash hand basin, wc, fully tiled walls, radiator and tiled flooring



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 part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Sandy Lane, Southrepps Norwich

- **GUIDE PRICE £475,000 - £495,000**
- Detached Bungalow
- Village Location
- Off Street Parking
- Low Maintenance Garden

Tenure: Freehold EPC Rating: E

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108725 - 0007

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