



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

**welcome to**

**Long Lane, Southrepps, Norwich**

This well presented and extended three-bedroom semi-detached house with driveway parking and generous rear garden would make an ideal family home in the popular North Norfolk village of Southrepps and is offered with No Onward Chain!



## Description

Situated in the highly sought after North Norfolk village of Southrepps and boasting a generous rear garden, this semi-detached house would make an ideal family home and has potential for extension to the rear (STPP). The property offers accommodation comprising entrance hall, lounge, extended kitchen/diner, utility room and shower room on the ground floor. On the first floor, you will find three good sized bedrooms off landing. Externally, the property boasts a beautifully maintained and generous rear garden laid to lawn with hedging, garden sheds, seating areas, vegetable patch and a range of mature plants and shrubs. At the front of the property there is ample driveway parking making this a perfect family home!

## Entrance Hall

Door to the front aspect, stairs to the first floor and carpeted flooring.

## Lounge

15' 8" x 11' 8" (4.78m x 3.56m)  
Double glazed window to the front aspect, electric fire, telephone and TV points, radiator and carpeted flooring.



Ground Floor

## Kitchen / Diner

18' 9" x 15' 2" Max (5.71m x 4.62m Max)  
Fitted kitchen with range of floor and base units with work surfaces over, electric cooker point with cooker hood above, space for fridge freezer, integral dishwasher, under stairs cupboard, door to the side aspect, patio doors into garden and double glazed window to the rear aspect, stainless steel sink drainer, skylights, radiator and vinyl flooring.

## Shower Room

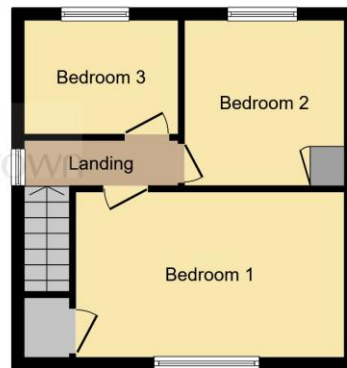
Suite comprising of shower cubicle, wash hand basin, WC, towel rail, double glazed window to the side aspect, radiator and vinyl flooring.

## Utility Room

5' 11" x 5' 10" (1.80m x 1.78m)  
Work surfaces, plumbing for washing machine, extractor fan, wash hand basin, WC, oil central heating boiler, double glazed window to the side aspect, radiator and vinyl flooring.

## First Floor Landing

Access to the loft, double glazed window to the side aspect and carpeted flooring.



First Floor

## Bedroom One

14' 6" x 9' 8" (4.42m x 2.95m)  
Double glazed window to the front aspect, radiator and carpeted flooring.

## Bedroom Two

10' x 9' 6" (3.05m x 2.90m)  
Double glazed window to the rear aspect, airing cupboard, radiator and carpeted flooring.

## Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m)  
Double glazed window to the rear aspect, radiator and carpeted flooring.

## Exterior

At the rear of the property there is a beautifully maintained and generous rear garden laid to lawn with hedging, garden sheds, seating areas, vegetable patch and a range of mature plants and shrubs. At the front of the property there is ample driveway parking.

## 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.

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.focalagent.com](http://www.focalagent.com)



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welcome to

## Long Lane, Southrepps, Norwich

- NO ONWARD CHAIN!
- Generous Garden
- Ample Driveway Parking
- Potential to Extend (STPP)
- Ideal Family Home
- Short Commute to North Walsham and Cromer

Tenure: Freehold EPC Rating: D

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108882 - 0003

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william h brown



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**