



**Church Street, Southrepps Norwich NR11 8NP**



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## **Church Street, Southrepps Norwich**

This characterful two bedroom end-terraced cottage has been extensively renovated by the current owners and is situated in the historic village centre of Southrepps and within walking distance of the local public house, schools and village shop!



**Situated in the heart of the North Norfolk village of Southrepps and within a short commuting distance of Cromer and North Walsham, this characterful cottage would make an ideal main residence, second home or holiday let! The current owners have made extensive upgrades to the property including 2024 fitted gas central heating boiler, new kitchen, new en suite shower room and complete cosmetic improvements. The property offers accommodation comprising large entrance area, living room, kitchen, conservatory on the ground floor. On the first floor, you will find a master bedroom with en suite shower room, second bedroom and bathroom. Externally, the property boasts a low maintenance rear garden with lawn, original flint wall and gated entrance with potential for off road parking. Parking is currently readily available on street.**

### Entrance Hall

13' 3" x 7' 11" ( 4.04m x 2.41m )

Door to the front aspect and double glazed window to the side aspect, radiator and laminate flooring.

### Lounge

15' 6" x 11' 11" ( 4.72m x 3.63m )

Fireplace, picture rails, tv and telephone points, double glazed windows to the front and side aspects, fitted blinds, radiator and wooden flooring.

### Kitchen

Fitted kitchen with range of wall and base units and work surfaces over, breakfast bar, built in dishwasher, plumbing for washing machine, space for fridge freezer, pantry, gas central heating boiler (2024), eyelevel oven and hob with cooker hood over, stainless steel sink drainer, tiled splashbacks, door and double glazed window to the conservatory, radiator and tiled flooring.

### Conservatory

Upvc with tiled flooring, door to the rear aspect.

### Bedroom One

12' 6" x 9' 2" ( 3.81m x 2.79m )

Cast Iron fireplace, double glazed window to the front aspect, radiator and wooden flooring.

### En Suite

Suite comprising shower cubicle, wash hand basin and WC, extractor fan, access to the loft, part tiled walls, radiator and tiled flooring.

### Bedroom Two

12' 4" x 6' 7" ( 3.76m x 2.01m )

Double glazed windows to the front and side aspect, radiator and wooden flooring.

### Bathroom

Suite comprising P Shaped bath with shower over, wash hand basin and WC, towel rails, extractor fan, part tiled walls, double glazed window to the rear aspect and tiled flooring.

### Exterior

At the rear of the property is a bisected garden mainly laid to lawn with flint wall, LPG gas tank and access gate. There is potential to create an off road parking space at the rear of the property, but this would need to be investigated further by the potential buyer.

### Agents Note:

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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



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## Church Street, Southrepps Norwich

- New Gas Central Heating Boiler
- Extensively Renovated by Current Owners
- Character Features
- Low Maintenance Garden
- Village Centre Location

Tenure: Freehold EPC Rating: G

**£280,000**



Please note the marker reflects the postcode not the actual property

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