



## BEECHLANDS PARK SOUTHREPPS, NORWICH, NR11 8NT

£360,000  
FREEHOLD

Located in the highly sought-after village of Southrepps. This stunning property offers a stylish and comfortable living space that is perfect for families who want to experience country living with all the conveniences of modern life. The village lies within commuting distance of the city of Norwich (32 minutes by train from Gunton Railway Station).

The property is located on a small estate close to the centre of the village. It was built by a local craftsman from Southrepps itself in the style of a traditional Norfolk cottage.

Entrance to a porch, inside features a spacious living/dining room that is flooded with natural light. The well-appointed kitchen offers plenty of storage space, there is also a convenient downstairs shower room with a WC and on the first floor there are three good sized bedrooms that offer ample space for relaxation and rest, this home has been designed to provide the ultimate balance between luxury and comfort.

The property also benefits from a well-maintained sheltered garden that is perfect for outdoor play, dining and hosting barbecues, along with a summer house. The summer house is supplied with electric power. To the front of the property is a garage that provides secure parking and additional storage space, and a driveway that can accommodate multiple vehicles. Solar panels also make this property an attractive energy-efficient home.

**HENLEYS**  
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# BEECHLANDS PARK

- Stunning detached house
- Highly sought after village
- Three double bedrooms
- Family bathroom & Shower room
- Large lounge / dinner Kitchen
- Fitted & summer house
- Fully enclosed garden with deck area, shed & Integral garage & driveway
- Sought after Village
- Viewing Highly recommended



## Area

The village of Southrepps boasts a thriving social life and real community feel with all ages resident. There is a post office and a shop and a small primary school in nearby Lower Southrepps. Recreational facilities are a short walk away comprising well equipped playground, outdoor gym and bowls and football clubs.

There are secondary schools both in the nearby family seaside town of Cromer and in the market town of North Walsham both reachable by bus from the village. There is an annual classical musical festival each August featuring international artists and numerous pubs in nearby villages which offer live music. There is fine dining available at the nearby Suffield Arms and Gunton Arms.

In addition, the historic city of Norwich is just a short drive away and offers a wide range of amenities, including shops, restaurants, bars, and cultural attractions.

## Overview

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## Agents Note

Main electric

Mains water

Oil fired central heating

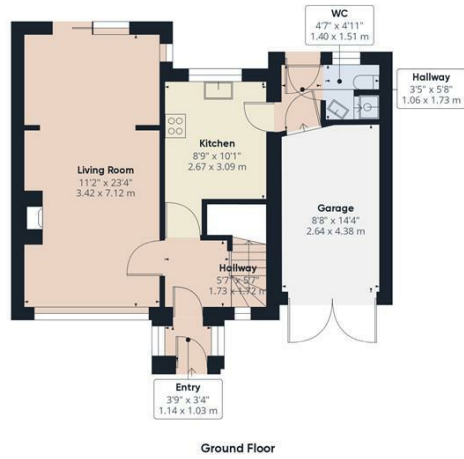
Solar panels

Council Tax Band C

EPC Current - 58D Potential - 78C

# 25 BEECHLANDS PARK





Approximate total area<sup>ni</sup>  
 966.01 ft<sup>2</sup>  
 89.75 m<sup>2</sup>



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	