



THORPE ROAD NORWICH, NR11 8NQ

OFFERS OVER £380,000
FREEHOLD

The deceptively spacious three bedroom detached bungalow located in the highly sought-after village of Southrepps offers a open and comfortable living space that would be 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) and boasts a local public house (Vernon Arms), a church (St James Church), Village Hall and local convenience shop.

Being close to all these conveniences, Halali would make a perfect family home. Call Henleys to book a viewing.

HENLEYS
Residential Sales & Lettings

THORPE ROAD

- Close to local convenience shop • Family Bathroom and Ensuite • Wood burner • Off road parking • AGA Range Cooker • Integrated Appliances • Bifold door to Sunroom • Peaceful village location



Southrepps

The village of Southrepps boasts a thriving social life and real community feel with all ages resident. There is 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 Vernon Arms, 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

The deceptively spacious three bedroom detached bungalow located in the highly sought-after village of Southrepps offers a open and comfortable living space that would be 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) and boasts a local public house (Vernon Arms), a church (St James Church), Village Hall and local

convenience shop. Being close to all these conveniences, Halali would make a perfect family home.

Entrance Hallway

Enter into a hallway through a decorative composite door, wall mounted radiator, wood flooring and doors to Bedroom 2 and the Living/Dining Room area.

Living/Dining Room

Double glazed window to rear aspect, bifold double glazed door to sunroom, wall mounted radiator, fireplace with wood burner and paving slab hearth, timber mantelpiece, velux skylights, space for dining table and wood flooring.

Kitchen

Double glazed window to side aspect, wall and base units, wood effect laminate worktop, white sink and drainer with mixer tap, integrated dishwasher, space for washing machine and space for fridge freezer, AGA (would be negotiable to leave), velux skylights, tiled splashback and wood flooring, There is also electric and gas feed behind the AGA should this be changed.

Sunroom

Double glazed windows to side and rear aspect, french doors to rear, wall mounted radiator, wall mounted lights and tile effect vinyl flooring.

Bedroom 1

Double glazed french doors to rear aspect, wall mounted radiator, built in wardrobe and wood flooring.

Bedroom 2

Double glazed window to front aspect, wall mounted radiator, built in wardrobe, wood flooring and door to Ensuite.

Ensuite

Velux skylight, shower enclosure with sliding door, pedestal basin, dual flush close coupled WC, wall mounted ladder style chrome heated towel rail, wall mounted illuminated mirror unit, tiled splashback and wood effect flooring.

Bedroom 3/Office

Double glazed window to front aspect, wall mounted radiator and wood flooring.

Family Bathroom

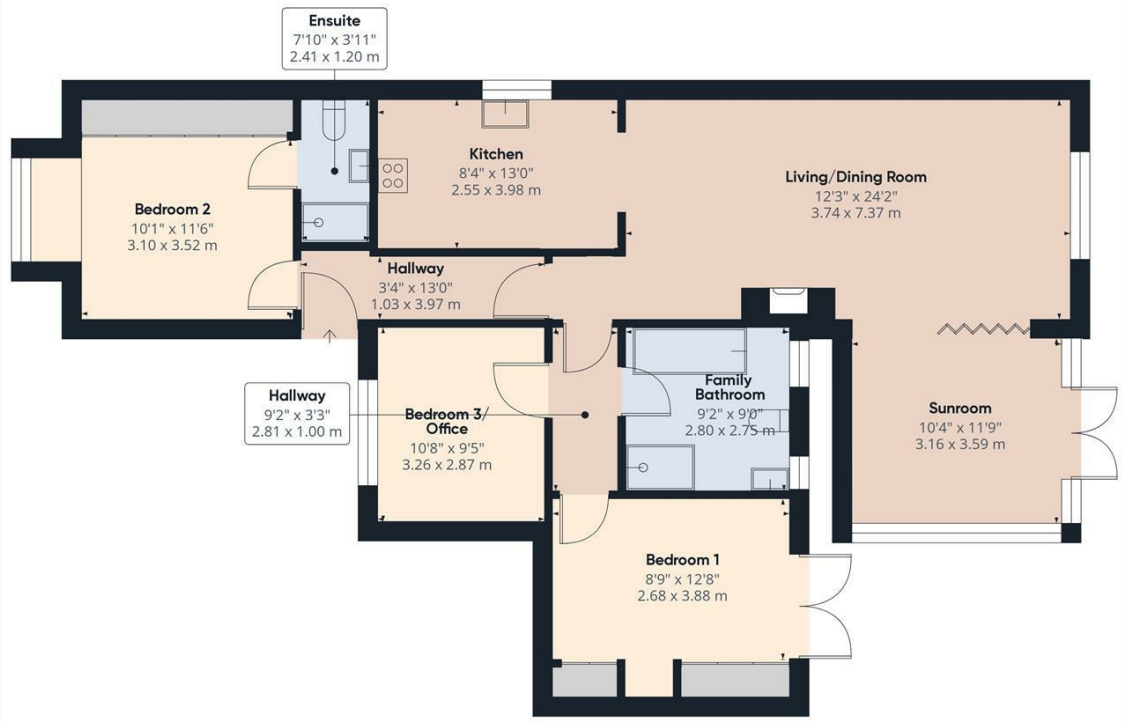
Two obscured double glazed windows to side aspect, wall mounted radiator, roll top freestanding bath, close coupled dual flush WC, pedestal basin, shower enclosure with sliding door, wall mounted illuminated mirror unit, white wall mounted ladder style heated towel rail, tiled splashbacks and tiled floor.

Outside & Garage

To the front of the property the driveway is gravelled with shrubbed areas to the side. Brick paving to the immediate front of the property, outside tap and garage. The garage has an up and over door, light, power and four electric sockets.

HALALI THORPE ROAD





Approximate total area^m
1125.49 ft²
104.56 m²

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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