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Manor Bungalow, Church Road, Repps with Bastwick, Norfolk, NR29 5JS

Manor Bungalow is very much the type of property that is so often sought after but seldom found. Enjoying a peaceful position on the fringe of the renowned Norfolk Broads, the property is nestled between the neighbouring villages of Repps and Bastwick, an area celebrated for its outstanding natural beauty, abundant wildlife and picturesque waterways. The meandering River Thurne runs through the surrounding landscape, while the nearby Trinity Broads, designated as a Site of Special Scientific Interest, offer wonderful opportunities for boating, walking and enjoying the tranquillity of the Broads. Despite its idyllic rural setting, the property is also conveniently positioned less than five miles from the beautiful sandy beaches of the Norfolk coastline.

Set back from the road and largely screened by established natural hedging, Manor Bungalow occupies an impressive corner plot extending to just over a third of an acre. The gardens have been thoughtfully landscaped, with sweeping lawns extending around the front and side of the property, creating an attractive sense of space and privacy while enjoying distant views across open fields towards the neighbouring church.














THE BROADS
STOBART
& HURRELL

- SOLAR PANELS
- DETACHED BUNGALOW
- CONVERTED OUTBUILDINGS
- SUPERB DECORATIVE ORDER
- CHARMING RURAL SETTING
- NORFOLK BROADS LOCATION
- PLOT EXCEEDING 1/3 OF AN ACRE
- LESS THAN TEN MINUTES TO COASTLINE
- TWENTY MILES TO THE HISTORIC CITY OF NORWICH

The property is approached through a timber five-bar gate, opening onto a shingled driveway which provides ample off-road parking. To the rear, an attractively landscaped garden offers a selection of seating areas and a wonderful setting for outdoor relaxation and entertaining. A particular feature is the additional outbuildings, including both brick-built and timber structures. One has been beautifully converted to provide versatile accommodation, currently arranged as a third bedroom or home office, with an adjoining garden room featuring bi-folding doors.

Internally, Manor Bungalow is beautifully presented and tastefully decorated throughout. A welcoming entrance hallway provides access to a bright, double-aspect family lounge, where a feature fireplace creates an attractive focal point. There are two well-proportioned bedrooms, one benefiting from built-in wardrobe storage, together with a family bathroom featuring both bath and shower facilities. Completing the accommodation is a charming country-style kitchen/dining room, centred around a stylish Aga Rayburn and providing a wonderful space for everyday living.

The location further enhances the appeal, with the beautiful Norfolk coastline less than ten minutes away by car, offering an excellent choice of sandy beaches and picturesque coastal villages. The historic cathedral city of Norwich is approximately twenty miles to the south, providing an extensive range of shopping, dining, leisure and cultural attractions.





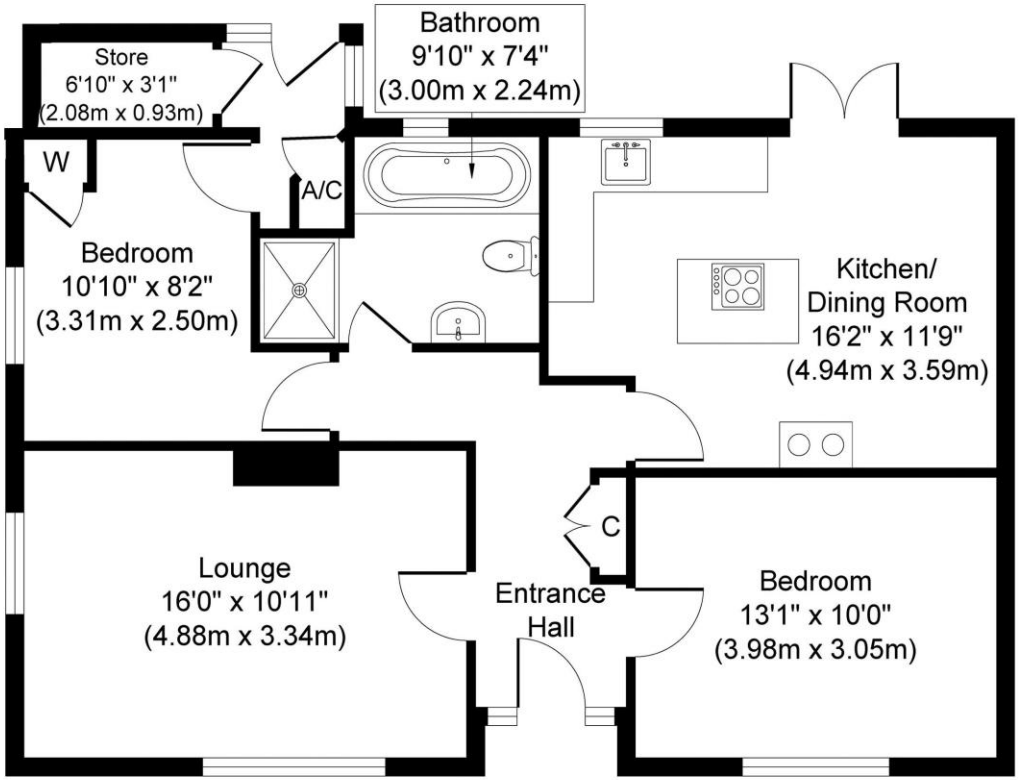




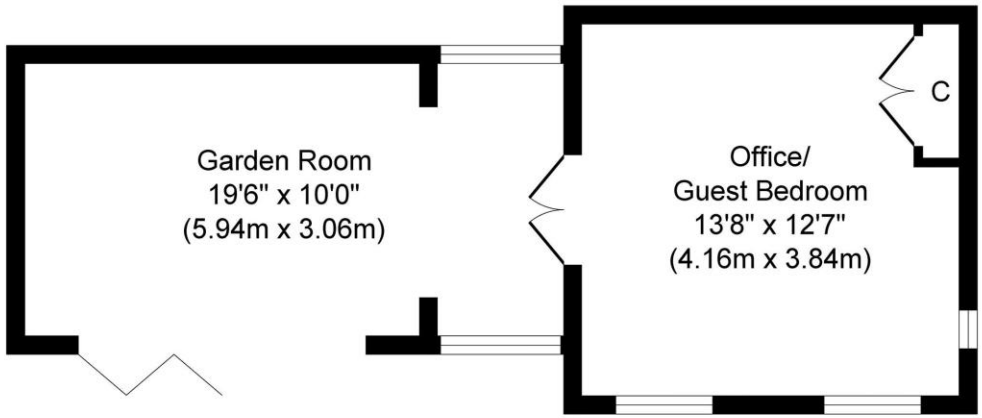





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Approximate Floor Area
807 sq. ft
(74.98 sq. m)



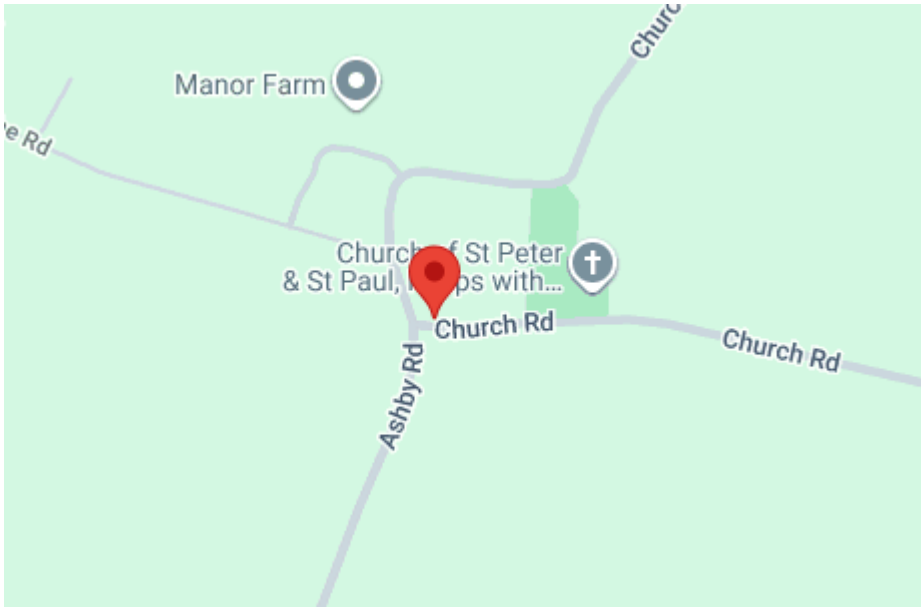
Outbuilding
Approximate Floor Area
377 sq. ft
(34.98 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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