



**Grove Road, Repps With Bastwick, Great Yarmouth, NR29 5JL**



***welcome to***

**Grove Road, Repps With Bastwick, Great Yarmouth**

This spacious three bedroom detached home is sat on a generous plot, offering endless potential. With a garage, ample off-road parking, front and rear garden would make an ideal family home in the popular village of Repps With Bastwick. Viewings are recommended!



## Description

Nestled in the picturesque village of Repps with Bastwick, this spacious 3-bedroom detached property with a generous plot, offers the next owner the opportunity to create a perfect family home. The current owners of this property have taken it back to basics, with the exception of a new and modern kitchen which has been fitted.

The interior layout offers excellent scope for modernisation and reconfiguration. The downstairs currently comprises an entrance hall, cloaks W/C, 2 reception rooms and a modern kitchen with fully fitted appliances.

Upstairs are three bedrooms and the bones of a family bathroom with a bath currently fitted with space and plumbing in place for the remaining bathroom suite.

Outside the property boasts a generous plot with ample parking space to the front and a sizeable front lawn which is partially enclosed with a small brick wall. The property has the added benefit of a garage space. To the rear of the property is a spacious garden, mainly laid to lawn, fully enclosed and private. The property has scope to extend (STPP).

## Entrance Hall

## Cloakroom

with W/C, ceramic wash basin and frosted double glazed window.

## Lounge

14' 9" x 9' 8" (4.50m x 2.95m)

Double glazed window to the front, concrete flooring, cupboard with fuse board.

## Kitchen

11' 8" x 9' 8" Max (3.56m x 2.95m Max)

Modern fitted kitchen with range of base and wall units, built in hob, oven, extractor fan, dishwasher, under counter fridge. Composite style 1.5 inset sink and drainer.

Double window to the side and PVC door to the rear.

## Dining Room

8' 9" x 10' (2.67m x 3.05m)

Double aspect PVC glazed windows and doors to the front and side, partly boarded and plastered walls, concrete flooring.

## Landing

Boarded Flooring, loft hatch and double glazed window to rear.

## Bedroom 1

8' 3" x 13' 6" (2.51m x 4.11m)

Built in wardrobes, double glazed window to front and side, boarded flooring.

## Bedroom 2

10' 3" x 10' (3.12m x 3.05m)

Double glazed window to front and boarded flooring.

## Bedroom 3

7' 1" x 7' 5" (2.16m x 2.26m)

Double glazed window to the side, airing cupboard with water tank, boarded flooring.

## Bathroom

Plumbing for toilet and wash basin, bath fitted, double glazed window to the rear, boarded flooring.

## Front Garden

Ample driveway space with scope to create more with property offering a vast front lawned area. Property is bordered with a low brick wall and fence panels to each side.

## Rear Garden

Mainly laid to lawn with patio area with outside tap, shrubs and trees. Fully enclosed with wooden fencing that wraps around to the front of the property.



Ground Floor



First Floor

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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## **Grove Road, Repps With Bastwick, Great Yarmouth**

- No Onward Chain!
- 3 Bedroom Detached Family Home
- Opportunity to put your own stamp on it!
- Ample Parking and Garage
- New Modern Fitted Kitchen
- Quite Village Location, In Close Proximity to Local Amenities
- Must be Viewed to be Appreciated!

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

offers in excess of  
**£240,000**



Please note the marker reflects the  
postcode not the actual property

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