

MEADOW LANE

SOUTHREPPS, NORWICH, NR11 8NX

£575,000
FREEHOLD

Nestled along a private road within an exclusive collection of beautifully crafted homes, this exceptional four-bedroom detached residence offers a perfect balance of elegance and comfort. From the moment you step inside, the home wraps you in a sense of warmth. Designed with modern living in mind, the home benefits from an air-source underfloor heating system, with individual room controls, creating a consistently cosy and welcoming atmosphere in every season. The wide entrance hallway sets the tone, offering a bright and inviting space with practical under-stairs storage. A generously sized cloakroom, filled with natural light, provides both convenience and style. The dual-aspect lounge is a truly relaxing retreat, where soft natural light meets charming architectural details inspired by traditional Norfolk design. At its heart, a striking red brick fireplace with a wood-burning stove and oak beam mantle creates the perfect spot to unwind. Oak bi-fold doors gently open into the kitchen/diner, allowing spaces to connect effortlessly. The kitchen/diner is the true heart of the home—designed for both everyday living and gathering with loved ones. French doors lead into a stunning solid wood conservatory, filled with natural light and designed for year-round enjoyment, with intelligent climate control features and peaceful garden views. With the attached garage, ideal for vehicles, hobbies, or additional storage. Upstairs, the sense of space continues with a

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ESTATE AGENCY SIMPLIFIED

MEADOW LANE

• Detached Four Bedroom Home in a sought after village location • Beautiful Kitchen/Diner With Bespoke Units, Oak Work Tops And Integrated Appliances. • Solid Wood Conservatory With Self Cleaning Glass Roof And Internal Garage Access. • Nestled within an exclusive development of high spec homes on a peaceful private road • air source powered under floor heating system and solar panels • Built by local master craftsmen to exacting specifications from current owners • Enclosed private south westerly aspect landscaped rear garden with covered area



Location

Southrepps is a picturesque Norfolk village quietly divided between Upper and Lower sections, brimming with rural character and community spirit. Among its highlights is Southrepps Common, a protected Local Nature Reserve with woodland, reed beds, and diverse wildlife, ideal for tranquil countryside walks. Village amenities include a well equipped village hall, local shop, pub, primary school, and a historic parish church. Gunton station, just a short distance away, provides direct rail links into Norwich, adding to the convenience.

Set only a short drive from the glorious North Norfolk coastline, with Mundesley`s sandy beaches, Cromer`s bustling town and cultural attractions, and the Norfolk Broads all close at hand, Southrepps offers the best of both worlds: a peaceful village setting with excellent connections. Whether for families, professionals, or anyone seeking refined rural living

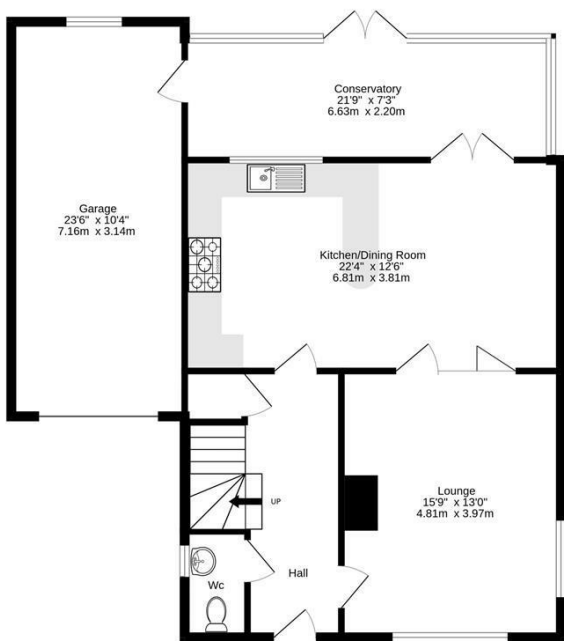
Agents Note

Mains Electricity, Water, Drainage & Broadband

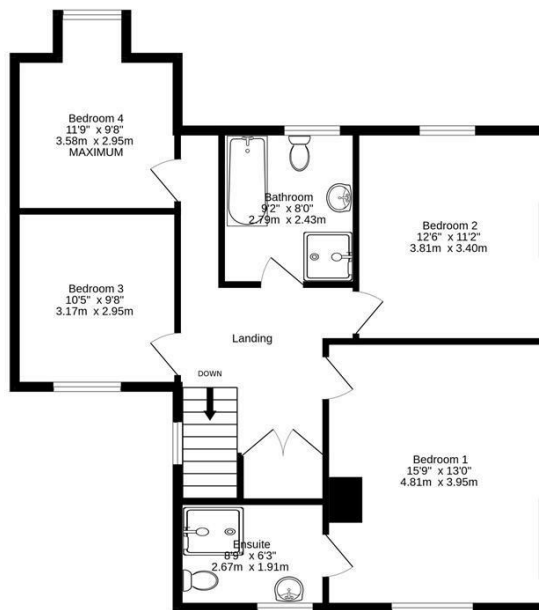
9 MEADOW LANE



Ground Floor
1023 sq.ft. (95.1 sq.m.) approx.



1st Floor
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 1832 sq.ft. (170.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
	77	86

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