



Introducing  
Church Street  
Northrepps

**SOWERBYS**

This charming two-bedroom mid-terraced property enjoys a central location within the coastal village of Northrepps. In brief the accommodation comprises two double bedrooms, a country style fitted kitchen with open-plan dining area, a cosy sitting room and the family bathroom. The property is available now on an initial 12 month tenancy.

Upon arrival prospective tenants are welcomed into the entrance hall which leads to the ground floor accommodation. The country style fitted kitchen is home to an abundance of both cupboard/worktop units and benefits from an integral electric oven/hob. The kitchen has designated space for a washing machine and fridge freezer. The open-plan dining area allows for a table of any size, lending itself perfectly for entertainment and reception throughout all times of the day. The cosy sitting room, located to the front of the property, boasts adequate dimensions for all traditional contents and furnishings.

Stairs in the entrance hall lead to the first floor accommodation where prospective tenants will find three bedrooms and the family bathroom.

Both the principal and second bedrooms within the property are double rooms sharing similar dimensions with space for all traditional furnishings. Complementing the bedrooms is the family bathroom comprising a shower over bath, wash basin, WC and a heated towel rail.

Externally, the property benefits from one allocated parking space to the rear in addition to a low maintenance private enclosed turfed front garden.

Fired by Oil Central Heating the property is available now on an initial 12 month tenancy.

#### **NORTHREPPS**

Northrepps is a delightful and highly sought-after village, perfectly positioned amidst glorious open countryside yet just a couple of miles from the stunning North Norfolk coastline. Brimming with charm and character, it offers a true sense of community and an idyllic pace of life, while remaining wonderfully connected to nearby towns and the city of Norwich.

At the heart of the village is a welcoming and close-knit community, with amenities that make day-to-day living a

pleasure. Northrepps is home to a well-regarded primary school, a beautiful 15th-century church, and the much-loved Foundry Arms - a traditional village pub known for its friendly atmosphere, excellent food, and local ales. The vibrant village hall hosts regular events, from coffee mornings and quiz nights to seasonal fairs, ensuring there's always something to bring everyone together.

Surrounded by scenic walks and peaceful lanes, Northrepps is a haven for those who enjoy the outdoors. The nearby beaches at Overstrand and Cromer offer wonderful days by the sea, while the surrounding countryside is perfect for cycling, rambling, or simply soaking up the tranquillity of rural Norfolk life.

For those who like to explore a little further, the charming seaside town of Cromer is just a short drive away, offering a range of shops, cafés, and its iconic pier. The city of Norwich lies around 22 miles to the south, where you can enjoy a dynamic mix of history, culture, and modern living - from its cobbled Lanes and award-winning eateries to its vibrant shopping and arts scene.

Northrepps truly captures the essence of Norfolk living - peaceful, picturesque, and full of heart.

#### **COUNCIL TAX**

Band B.

#### **LOCATION**

What3words: [///plots.care.routes](https://www.what3words.com/plots/care/routes)

#### **AGENT'S NOTES**

No Pets

Oil Central Heating

Available Now

Available Unfurnished

12 Month Initial Tenancy

#### **ENERGY EFFICIENCY RATING**

E. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.



# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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