

Aldreds
Estate Agents

2 Evans Lombe Close, Repps With Bastwick, Great Yarmouth, NR29 5JR

Guide Price £400,000

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Repps With Bastwick, Great Yarmouth, NR29 5JR

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- Highly Individual Property
- Semi Detached House With An Annexe Bungalow & Games Room
- Stunning Position Overlooking Farmland
- Three/Four Bedrooms
- Detached Annexe Bungalow With One Bedroom
- Flexible Living Space
- Two Large Reception Rooms & Conservatory
- Wrap Around Gardens
- Viewing Recommended
- Offered Chain Free



Guide Price £400,000 to £425,000 Aldreds are pleased to offer this unique, extended and deceptively spacious semi detached family house in an elevated position providing views to the front over farmland. The property also comes with the added benefit of a detached annexe bungalow and games room to provide a flexible living space for a large family with the need to accommodate an elderly relative. This highly individual house comprises of an entrance hall, large living room, sitting room/bedroom 4, kitchen/breakfast room, utility/cloakroom, rear porch, conservatory, landing serving three large double bedrooms and a family bathroom. The annexe bungalow offers a spacious layout comprising of an entrance hall, open plan kitchen/living room, double bedroom and shower room. Within the rear garden is a stunning games room with cloakroom, wrap around gardens and off road parking. The property also benefits from oil fired central heating, double glazed windows and is offered chain free.





Entrance Hall

Stairs to first floor, part double glazed pvc entrance door, radiator, frosted double glazed window to front aspect, doors leading off to:

Living Room 18'11" maximum x 12'2" (5.77 maximum x 3.72)

Including the brick fireplace with electric fire, radiator, triple aspect double glazed windows to front and side aspects overlooking farmland to the front, double glazed French doors to:

Conservatory 8'11" x 8'6" (2.74 x 2.60)

Brick and pvc double glazed construction with tinted poly carbonate roof over, power points and lighting, double glazed French doors to garden.

Sitting Room/Bedroom 4 15'4" x 10'2" (4.69 x 3.11)

Ideal second reception room or could also be used as a ground floor bedroom, double glazed window to front aspect providing views over farmland, radiator, tv point, brick display area.



Kitchen/Breakfast Room 16'1" x 10'4" (4.91 x 3.15)

Fitted kitchen with medium oak fronted wall and matching base units with work surfaces over, built in double oven with four ring ceramic hob over, fitted extractor hood over, single drainer one and a half bowl sink unit with mixer taps, space and plumbing for a washing machine/dishwasher, part tiled walls, tiled flooring, mock red brick fireplace double glazed windows to rear aspect, radiator, part glazed wood panelled stable door to:

Rear Porch

Part double glazed pvc entrance door, frosted double glazed windows, oil fired boiler.

Utility/Cloakroom 10'2" x 5'9" (3.11 x 1.77)

Low level wc, vanity unit with inset wash basin, space and plumbing for a washing machine and tumble dryer, frosted double glazed window to rear aspect.

First Floor Landing

Radiator, access to the loft space, double glazed window to side aspect, doors leading off to:







Bedroom 1 16'11" x 12'1" (5.17 x 3.70)
Four double glazed windows overlooking the side garden and front providing views over farmland, radiator. (due to the size of this bedroom it could be possible to section of a portion and create an en-suite).

Bedroom 2 19'5" x 10'2" (5.92 x 3.11)
Plus two shallow built in cupboards and an additional built in wardrobe cupboard, two double glazed windows to front aspect providing views over farmland, two radiators. (This bedroom was originally two separate bedrooms which could easily be split and re-instated).

Bedroom 3 11'7" x 8'11" (3.54 x 2.73)
Double glazed window to rear aspect, radiator.

Family Bathroom 10'3" x 6'6" (3.14 x 2.00)
Luxury bathroom with a curved panelled bath, corner tiled shower cubicle, low level wc, vanity unit with inset wash basin, tiled walls and flooring, frosted double glazed window to rear aspect, extractor fan, chrome towel rail/radiator.

Outside
To the front and side are wrap around shingled gardens with paved patio and hedge boundaries. The front of the property faces a southerly direction. At the rear is a low maintenance garden and off road parking via a driveway. Located in the rear garden is a stunning games room 5.60m x 4.22m with double glazed windows, electric heating, wall mount tv point and space for a pool table. There is also a cloakroom off the entrance.

Annexe Detached Bungalow

Entrance Hall
Part double glazed pvc entrance door, radiator, loft access, built in storage cupboard, doors leading off to:

Open Plan Kitchen/Living Room 18'8" x 10'4" maximum (5.70 x 3.16 maximum)
Kitchen area with grey shaker style wall and matching base units with wood effect work surfaces over, integrated fridge/freezer, built in single oven and convection microwave over, four ring ceramic hob with extractor hood over, part metro tiled walls, cupboard housing the LPG boiler, tiled flooring, double glazed window to rear aspect. Living room with a cast iron wood burner, with feature slate finish wall, radiator, double glazed windows and French doors to front and side aspects, tv point, fitted carpet.

Bedroom 13'11" x 9'7" maximum (4.25 x 2.94 maximum)
Double glazed windows to front and rear aspects, wall mount tv point, radiator.

Shower Room 7'1" x 6'0" (2.17 x 1.84)
Tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, tiled walls and flooring, chrome towel rail/radiator, frosted double glazed window to rear aspect, extractor fan.

Tenure
Freehold

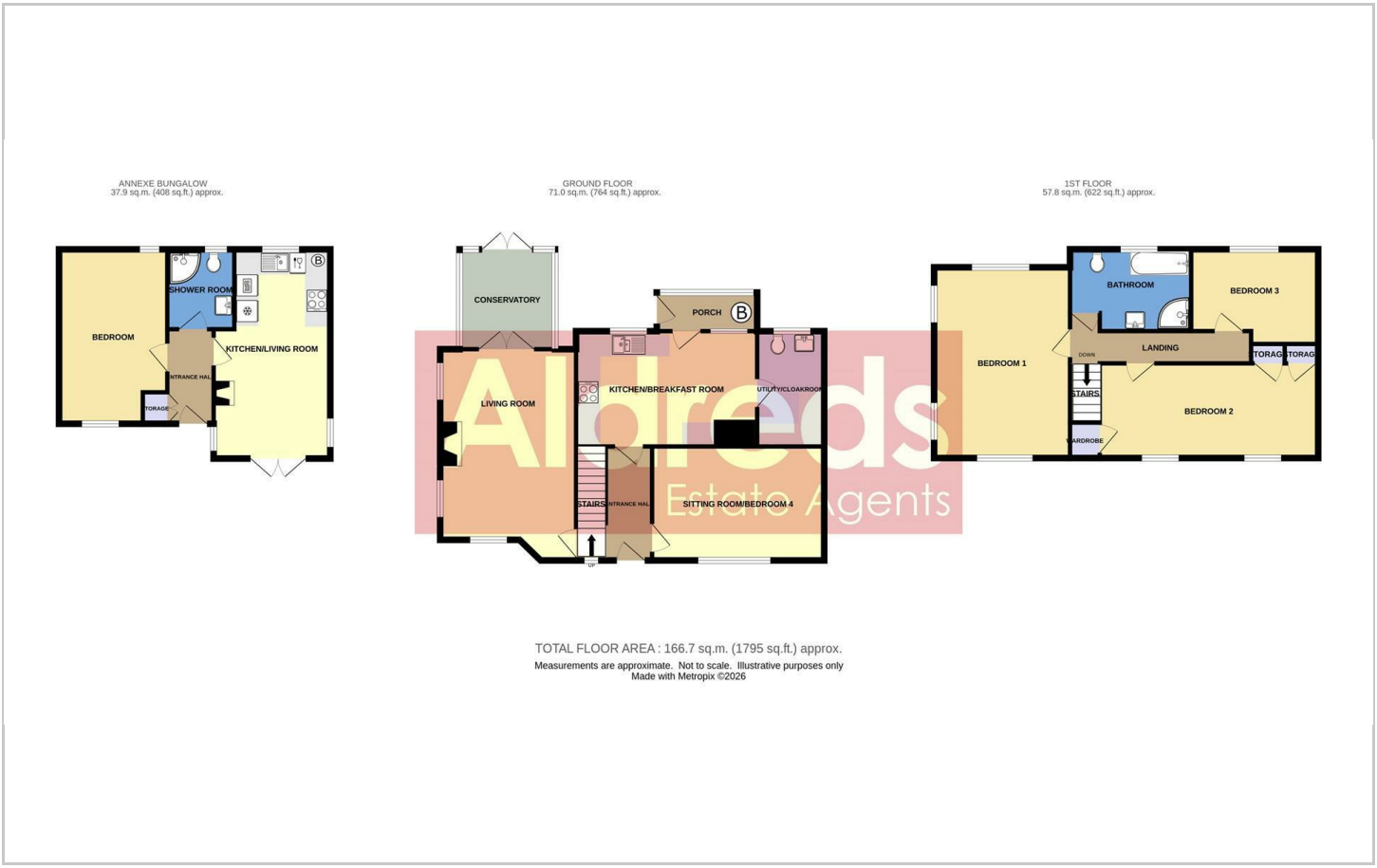
Services
Mains water, electric and drainage are connected to both properties. The annexe bungalow has LPG heating and the main house oil central heating. The electric supply for the annexe bungalow is connected in to the main house system.

Council Tax
Great Yarmouth Borough Council - Band 'B' for the main house and Band 'A' for the annexe bungalow. (Possible exemptions may apply - applications will need to be submitted to Great Yarmouth Borough Council)

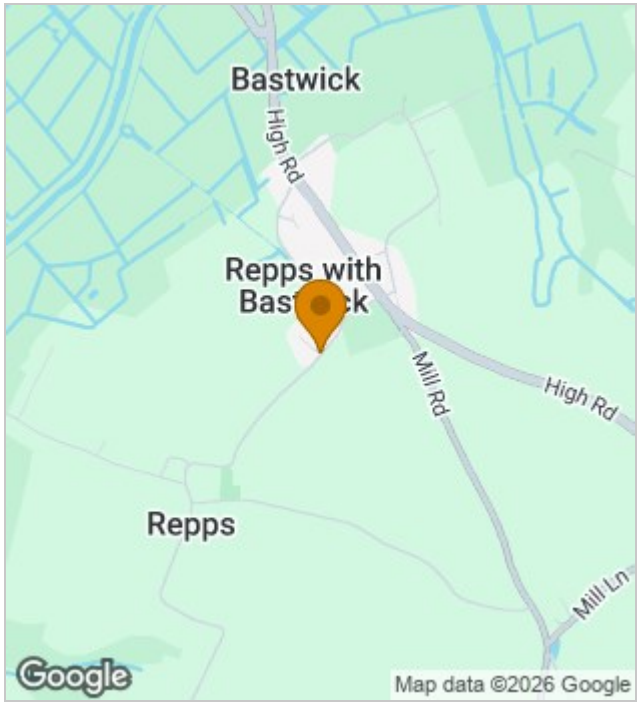
Location
Repps with Bastwick is a small Broadland village adjacent to Potter Heigham and on the banks of the River Thurne. Situated approximately 11 miles from Great Yarmouth to the East. The village has its own petrol station/shop/hot food takeaway, village hall and playing field. Bus services operate to Great Yarmouth and Norwich, A school bus service operates to neighbouring village schools of Rollesby Primary School, Martham Academy and Nursery and Flegg High School.

Reference
CF/S10072

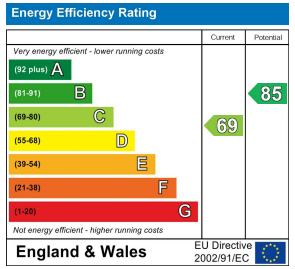
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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