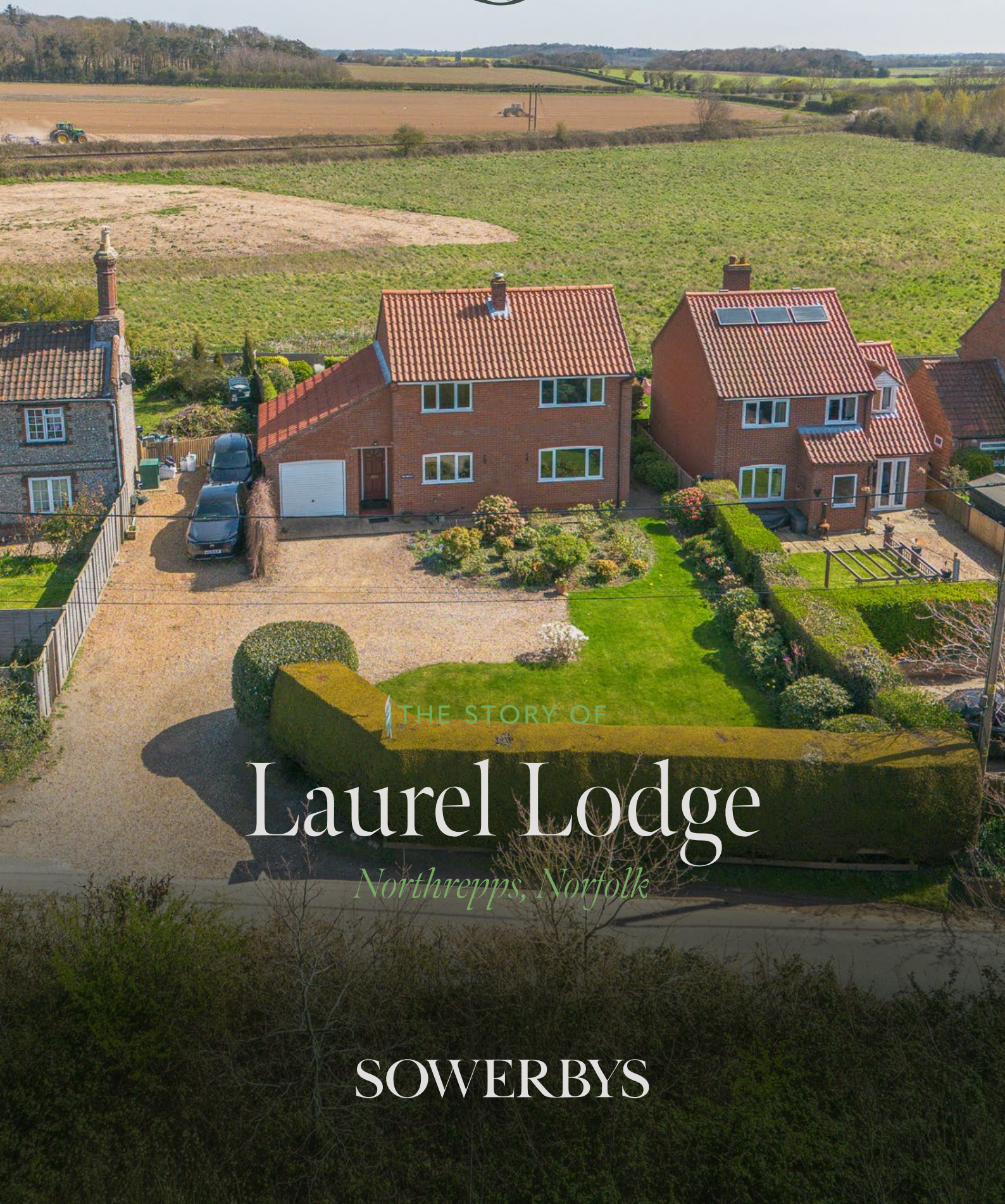




THE STORY OF

Laurel Lodge

Northrepps, Norfolk

SOWERBYS



THE STORY OF

Laurel Lodge

Crossdale Street, Northrepps,
Norfolk, NR27 9LA

Detached Home in a
Peaceful Hamlet Location

Private Plot Screened
by Mature Hedging

Attractive Field Views to
Both the Front and Rear

Spacious Accommodation
with Generous Rooms and
Scope for Modernisation

Large Kitchen/Breakfast Room

Generous Sitting Room
and Conservatory
Overlooking the Garden

Three Bedrooms, Including
Two Doubles and a Study/
Single Bedroom

Integral Garage, Ample Parking,
and Attractive Gardens

SOWERBYS HOLT OFFICE
01263 710777
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Set well back from the road and screened by mature hedging, Laurel Lodge enjoys a high degree of privacy, along with enviable open field views to both the front and rear.

The accommodation is notably spacious throughout, with generously proportioned rooms offering excellent potential for modernisation. While the property would benefit from updating, it is presented in clean and tidy condition, allowing a buyer to move straight in and enhance the home over time. The ground floor features a spacious kitchen/breakfast room and a large sitting room, ideal for both everyday living and entertaining. To the rear, a substantial conservatory provides a wonderful additional reception space, enjoying pleasant views over the garden and an abundance of natural light.

Upstairs, there are three bedrooms, including two comfortable doubles and a smaller single room, perfectly suited as a study or home office, along with a family bathroom.

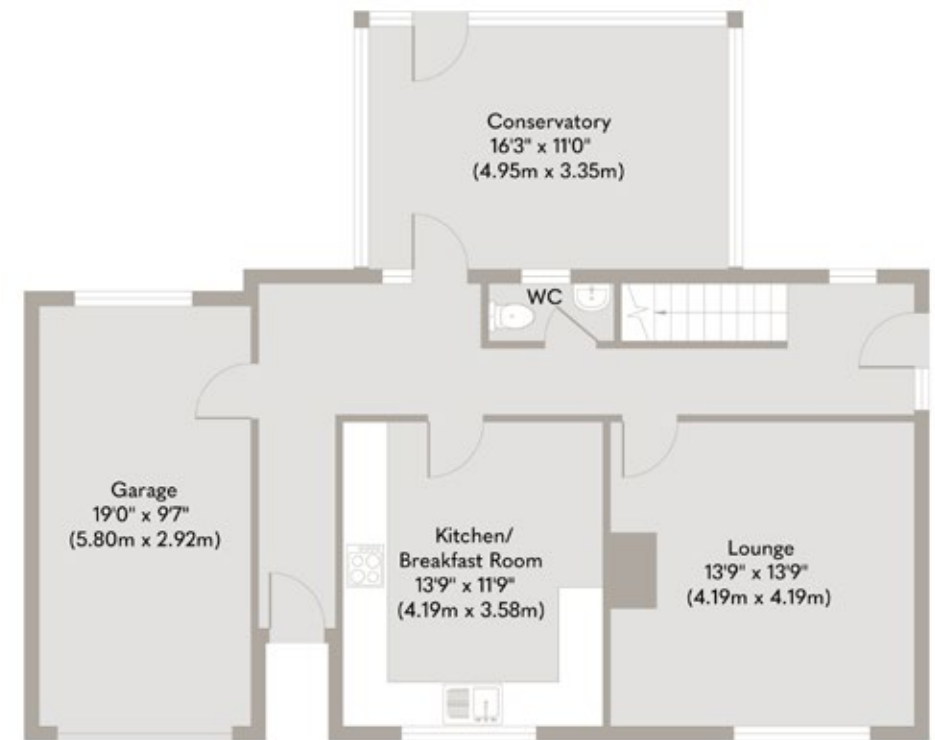
Externally, the property continues to impress with beautiful, well-established gardens to both the front and rear, offering a peaceful outdoor setting. There is also an integral garage and ample off-road parking.

Offered to the market chain free, Laurel Lodge presents a fantastic opportunity to acquire a private home in a sought-after semi-rural location, with scope to create a truly special residence.





First Floor
Approximate Floor Area
501 sq. ft
(46.60 sq. m)



Ground Floor
Approximate Floor Area
765 sq. ft
(71.07 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. 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.

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Northrepps

CHARMING COUNTRYSIDE COMMUNITY NEAR THE COAST

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.



Note from Sowerbys



“...a sought-after semi-rural location, with scope to create a truly special residence.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. LPG central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8005-6455-6329-4927-1313

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 above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///craziest.tagging.stray

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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