



4a Sandy Lane, Southrepps

Price £350,000

4a Sandy Lane

Southrepps, Norwich

This well-designed home offers a well-equipped kitchen with a dining area and flows into a bright sunroom/boot room. The spacious living room features a traditional fireplace, perfect for cosy evenings. Two good-sized bedrooms and a modern shower room and separate WC provide comfortable accommodation. The delightful garden with a lawn, patio, and storage sheds complements the ample parking with a driveway and garage.

THE LOCATION

Southrepps is a charming village nestled in the North Norfolk countryside. Surrounded by rolling green hills, picturesque farmlands, and a tranquil ambiance, Southrepps offers a peaceful escape from the bustle of modern life. With its quaint thatched-roof cottages, historic church, and welcoming community, the village exudes a timeless charm that captures the essence of rural England. The nearby coastline adds to the allure, allowing residents and visitors to enjoy the beauty of both the countryside and the sea. The village has two shops and one public house. Its village hall provides a venue for several regular users and special events.





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THE PROPERTY

Upon entering, you are greeted by a well-appointed kitchen offering ample cupboard space, along with a small dining area perfect for enjoying meals. The kitchen seamlessly flows into a bright and airy sunroom/boot room, providing a lovely space for relaxation and leisure. The property features a spacious lounge exuding warmth and comfort, complete with plush carpeting, a traditional fireplace and plenty of room to accommodate your cherished furniture. Step into the bright conservatory, an inviting space ideal for enjoying the views to the rear of the property and basking in the sunshine during the warmer months.



Two generously sized bedrooms await, each comfortably fitting double beds and offering a pleasant ambiance for rest and relaxation. A well-appointed shower room with a separate WC is conveniently located next to the bedrooms for added convenience.



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Outside, the property boasts a delightful garden with a manicured lawn, an assortment of shrubs adding colour and character and additional storage provided by sheds. The equally lovely frontage features a well-kept lawn, a gravel driveway offering ample parking space, and a garage for secure storage.

AGENTS NOTE

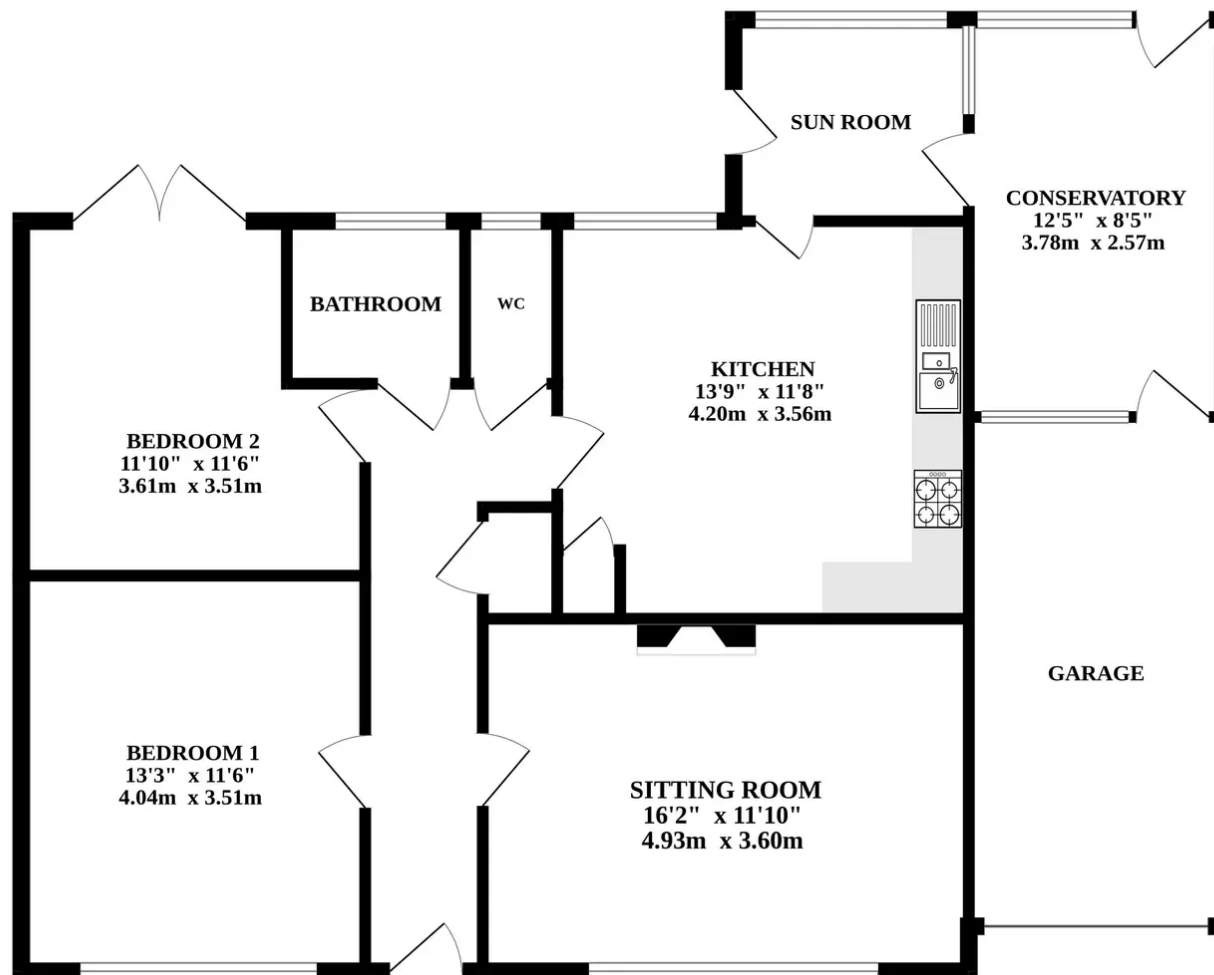
We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil central heating

Council Tax Band - C



GROUND FLOOR



, SANDY LANE, SOUTHREPPS, NR11 8NJ

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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