



CHAPEL STREET

SOUTHREPPS, NORWICH, NR11 8NW

£385,000
FREEHOLD

This beautiful house lies in the highly sought after village of Southrepps with a choice of gastropubs nearby, a village school and shop.

The property would make a fantastic family home. To the ground floor there are three reception rooms, cloakroom and fitted kitchen. To the first floor there are three double bedrooms and a family bathroom.

The driveway has ample space for parking along with an integral garage. To the rear is a large south facing garden mainly laid to lawn with mature trees shrubs and borders.


HENLEYS
Residential Sales & Lettings

CHAPEL STREET

- Chain free • Immaculate throughout • Three reception rooms • Fitted Kitchen • Family Bathroom & Cloakroom • Three Double bedrooms • Large garden • Garage & Parking • Sought after village location • Viewing Highly recommended



Southrepps

The village of Southrepps lies in a sought-after position on the edge of the Norfolk Coast Area of Outstanding Natural Beauty and within easy reach of stunning beaches and splendid Norfolk countryside. The village has several everyday amenities including local shops, a pub a village hall and a primary school, while there are further facilities in the coastal village of Mundesley and the popular seaside town of Cromer and to the south in North Walsham, both of which have supermarkets and a larger selection of high street and independent shops. Cromer and North Walsham also provide a further choice of schooling, including secondary schools, with the independent Beeston Hall School located in Cromer. The area provides road and rail connections towards Norwich, with the A140 within easy reach and North Walsham station offering services to Norwich, where connections can be made to London Liverpool Street.

Overview

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Porch

Door to the front, double glazed windows to the side and front. Laminate wood floor and door leading into entrance hall.

Entrance hall

Laminate wood flooring, understairs storage, radiator, stairs to the first floor and doors to kitchen and reception rooms.

Cloakroom

Obscure double glazed window to the front, WC and hand wash basin.

Dining Room

Archway from kitchen into the dining room and living room. laminate wooden floors and radiator.

Kitchen

Double glazed window to the front. wall and base units, worktops and stainless steel sink drainer. Electric oven and hob with extractor above. space and plumbing for washing machine, dishwasher. Part tiled and vinyl flooring.

Lounge

Double glazed window to the rear overlooking the garden. Laminate wooden floors, wall mounted lights and exposed brick fireplace with wood burner. Patio door leading into garden room.

Garden room

Slated tiled floor, Glass featured roof, doors leading to garden and door to integral garage.

Large landing

Large landing that could be utilised as a study area, carpets, double glazed window to the rear, air cupboard, radiator and loft access.

Bedroom

Velux window to the rear, carpets and radiator.

Bedroom

Double glazed window to the rear, carpets and radiator.

Bedroom

Double glazed window to the front, carpets and radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower over and glass screen. WC and wash hand basin. Part tiled, tiled floor, radiator and wall mounted vanity unit.

Garage, Parking & Garden

Shingle driveway to the front with plenty of parking. Garage with up and over door with lights and power. To the rear is a large garden which is fully enclosed and mainly laid to lawn with shrubs borders and trees.

COUNCIL TAX

Band C

SERVICES

The property is connected to mains drainage, electric and water.

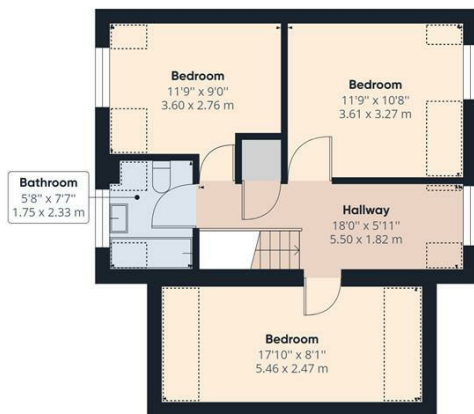
The heating is run by an oil fired boiler.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1422.51 ft²
132.16 m²

Reduced headroom

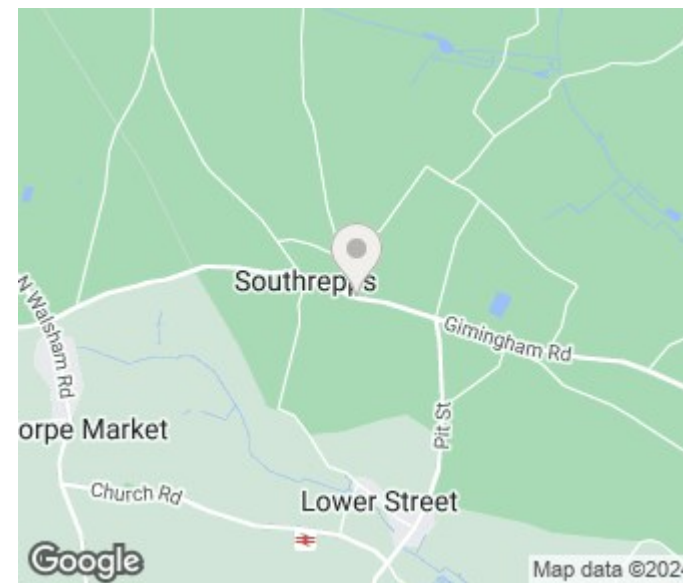
83.62 ft²
7.77 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	