



13 HIGH STREET NORWICH, NR11 8AH

£300,000
FREEHOLD

This beautiful characterful brick and flint character cottage is a "Must see" with stunning features and field views. The property has plenty of original features including beams, wooden flooring and large exposed brick fireplace with wood burner. Accommodation consists of a entrance hallway, bathroom, kitchen diner and lounge to ground floor with two double bedrooms and master en - suite shower to the first floor. Oil fired heating and fully double glazed. The property has a stunning garden and patio to the rear along with summer house. There is a wealth of mature shrubs borders and fruit trees in the beautiful garden that overlooks fields and uninterrupted views.


HENLEYS
Residential Sales & Lettings

13 HIGH STREET

- Stunning characterful cottage
- Brick and flint
- Sought after village location
- Two double bedrooms
- Family Bathroom & ensuite
- Lounge with woodburner
- Fitted kitchen and dining area
- Utility area
- Beautiful garden and patio
- Summer house/ Studio



Southrepps

Southrepps is a sought-after village where there is a strong community feel, glorious open countryside but also excellent access to both the coastline and the city of Norwich.

Southrepps is close to Gunton rail station which runs between Sheringham, Cromer and Norwich, a primary school and nursery, church, a local family run grocery store and the all-important post office. The village hall holds regular quiz nights, shows and events. The village hall has a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbour a thriving community, so why not call it home?

The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich offers access to all the major rail links and Norwich International Airport.

Description

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band

Viewings – By Appointment Only

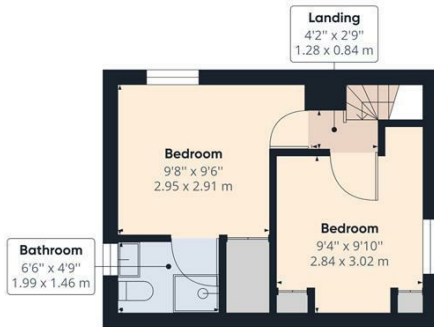
Floor Area – sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 678.44 ft²
 63.03 m²

(1) Excluding balconies and terraces

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	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements