



SCHOOL CLOSE CROMER, NR27 0LB

£300,000
FREEHOLD

*** GUIDE PRICE £325,000 - £350,000 ***

Badgers Field is located in the beautiful village of Northrepps in North Norfolk. This charming chalet bungalow features three double bedrooms, including an ensuite bathroom for the ground floor bedroom, and a family bathroom on the first floor. The property boasts a spacious lounge and a fitted kitchen/dining room. At the front, there is ample parking space for at least four cars, as well as a garage. The rear garden is fully enclosed, featuring established flowers and borders.

H
HENLEYS
Residential Sales & Lettings

SCHOOL CLOSE

- CHAIN FREE - IMMACULATE THROUGHOUT • DETACHED
- CHALET BUNGALOW • THREE BEDROOMS • FAMILY
- BATHROOM & WET ROOM • SPACIOUS
- LOUNGE • FITTED KITCHEN - BREAKFAST
- ROOM • STUNNING GARDEN • GARAGE & PARKING TO
- THE FRONT • BEAUTIFUL VILLAGE LOCATION • VIEWING
- RECOMMENDED



Northrepps

Northrepps is a beautiful north Norfolk village with a lovely local pub with an excellent reputation of superb food and a friendly atmosphere, there is also a village hall and primary school. Cromer is under 1.5 miles along with the sought after villages of Overstrand and Southrepps.

Cromer is a vibrant town brimming with Victorian charm. Famous for its expansive beaches, renowned Cromer crabs, and traditional pier, it's home to the last Seaside Special Variety Show in the UK. Steeped in rich fishing heritage, Cromer also boasts a historic lighthouse and a proud RNLI lifeboat tradition.

The town offers a delightful blend of independent shops, supermarkets, and an array of cafes, restaurants, and pubs, catering to all tastes. Whether you're looking for a peaceful retreat or an active lifestyle, Cromer has it all, including a range of holiday accommodations. For those seeking adventure, convenient train and bus links connect you to the Norfolk Broads and the city of Norwich, just 23 miles away.

Cromer is well-equipped with essential amenities, including a hospital, GP and dental surgeries, a library, and the Royal Cromer Golf Club. Fitness enthusiasts and newcomers alike can enjoy two local park runs at nearby National Trust properties, Blickling Hall and Sheringham Park-an excellent way to stay fit, improve well-being,

and integrate into the community.

Whether you're drawn by the coastal lifestyle or the warm, welcoming community, Northrepps is the perfect place to call home.

Overview

.Badgers Field is located in the beautiful village of Northrepps in north Norfolk. This charming chalet bungalow features three double bedrooms, with an en-suite bathroom for the ground floor bedroom and a family bathroom on the first floor. The property includes a spacious lounge and a fitted kitchen/dining room. At the front of the house, there is ample parking available for at least four cars, in addition to a garage. The rear garden is fully enclosed and boasts established flowers and borders.

Entrance hall

UPVC double-glazed door at the front, with carpets, a radiator, and understairs storage. Stairs lead to the first floor.

Lounge

UPVC double glazed windows at the rear offer stunning views of the garden, along with carpets and radiators.

Ground floor bedroom

.UPVC double-glazed window at the front, with carpets and radiator. A door leads to the ensuite.

Ensuite

UPVC double glazed window to the front, with a WC,

wash hand basin, and shower cubicle. The room features part-tiled walls and a tiled floor, as well as a wall-mounted heater, an extractor fan, and a wall-mounted mirrored vanity unit.

Kitchen - dining room

The front of the property features a UPVC window. Inside, the kitchen includes wall and base units with marble-effect worktops and a sink with a drainer. There are splashback tiles, an electric oven and hob with an extractor fan, and a tiled floor. Additionally, there is a door leading to the side of the property and an internal door that opens into the lounge.

Landing

Carpets, built-in cupboard, and doors leading to the bedrooms and bathroom.

Bedroom

UPVC double-glazed window at the rear provides a view of the garden, with carpeting, a radiator, and eaves storage.

Bedroom

UPVC double-glazed window at the front provides a view of the village and park, with carpeting, a radiator, and eaves storage.

Wet room

.A UPVC double-glazed window is situated on the side. The space contains a WC, a wash hand basin, and a walk-in shower.

Garage

The garage features an electric door with remote control, lighting and electricity. It also has a door accessible from the garden.

Garden

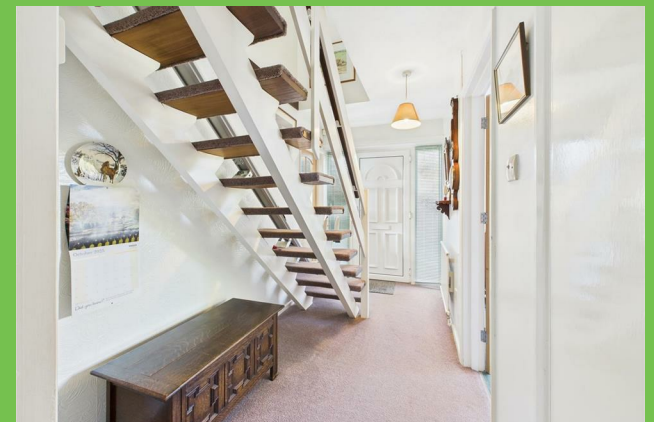
The rear south facing garden is beautiful, featuring a patio area, a lawn surrounded by shrubs and borders, and a lovely part-walled garden at the back. Garden shed and door to access the garage.

At the front, there is ample parking available thanks to an in-and-out driveway and a garage. garden to the rear.

Agents note

Mains Electric & water
Oil fired central heating
Council tax band C
EPC - D

BADGER FIELD SCHOOL CLOSE





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1096 ft²
102 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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