



ORCHARD LOKE

SOUTHREPPS, NORWICH, NR11 8NN

£490,000
FREEHOLD

This absolutely stunning large family home is a rare find in the highly sought after village of Southrepps. Southrepps is a true village with a community spirit, local pubs in Upper and Lower southrepps with a village school, village hall and train station in Lower Southrepps. This beautiful family home comprises of an entrance hall with cloakroom, large lounge with wood burner, separate dining room, contemporary kitchen with granite worktops and large island - breakfast bar and separate utility room leading to the rear garden. To the first floor there are four double bedrooms with the master including an ensuite and a family bathroom. There is a driveway to the front and additional parking and garage to the rear. The garden is fully enclosed and a great entertaining space with electric, water and patio area.


HENLEYS
Residential Sales & Lettings

ORCHARD LOKE

- Chain Free
- Stunning detached Family Home
- Four Double bedrooms
- Two reception rooms
- Stunning Kitchen with large granite island
- Seperate utility room
- Ensuite to the master bedroom
- Family bathroom
- Driveway and parking to the front and rear
- Fully enclosed garden to the rear



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 home to a railway station which runs between Sheringham, Cromer and Norwich, 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 harbor 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

Overview

This absolutely stunning large family home is a rare find in the highly sought after village of Southrepps. Southrepps is a true village with a community spirt, local pubs in Upper and Lower Southrepps, village hall and train station in Lower Southrepps. This beautiful family home comprises of an entrance hall with cloakroom, large lounge with wood burner, separate dining room, contemporary kitchen with Quartz worktops and large island - breakfast bar and separate utility room leading to the rear garden.

To the first floor there are four double bedrooms with the master including an ensuite and a family bathroom. There is a driveway to the front with additional parking and garage to the rear. The garden is fully enclosed and a great entertaining space with electric points, water outlet and patio area.

Entrance Hall

UPVC double glazed door and window to the front. Karndean flooring, understairs storage and wall mounted radiator. Doors leading to reception rooms, cloakroom, kitchen and stairs to the first floor landing.

Lounge

Large lounge with Karndean flooring, uPVC double glazed windows to the side and front. Double glazed patio doors to rear garden. A stunning large fireplace with wooden mantle, brick surround, tiled hearth with wood burner. Wall mounted radiators and door leading into dining room /office.

Dining Room

Double glazed window to the side, Karndean flooring, wall mounted radiator and door leading to the utility and kitchen.

1 ORCHARD LOKE

Kitchen - Breakfast room

Stunning elegant kitchen with Quartz worktops and Quartz topped island. with breakfast bar. UPVC double glazed window to the front and sides. Base units, integrated dishwasher, large Smeg electric oven and hob with extractor fan. Built in wine cooler. Belfast sink with mixer tap over, Karndean flooring and door leading into utility .

Cloakroom

WC and wash hand basin with splashback tiles. Wall mounted mirror and shelving. Tiled floor and wall mounted radiator.

Utility Room

uPVC double glazed window to the side, door to the rear, a range of wall and base units with work surface over, space and plumbing for washing machine, tumble dryer and fridge. Built in shoe racks, wall mounted radiator and Karndean flooring.

Landing

Carpeted flooring, wall mounted radiator, loft access and doors leading to all bedrooms and family bathroom.

Master Bedroom

Double glazed window to the front, carpeted flooring and wall mounted radiator. Built in wardrobes with dressing area and door leading onto the ensuite.

Ensuite

Contemporary shower room, double glazed window to the rear, heated towel rail, wash hand basin with vanity cupboard below, WC set in vanity unit, wall mounted mirror with built in light and modern tiled floor.

Bedroom Two

Double glazed window to the rear, built in wardrobes and drawers, carpeted flooring and wall mounted radiator.

Bedroom Three

Double glazed window to the front, carpeted flooring and wall mounted radiator.

Bedroom Four

Double glazed window to the rear, carpeted flooring and wall mounted radiator.

Family bathroom

Double glazed window to the front, fully tiled, bath with shower over, Vanity wash hand basin, WC, chrome heated towel rail and beautiful tiled floor.

Outside

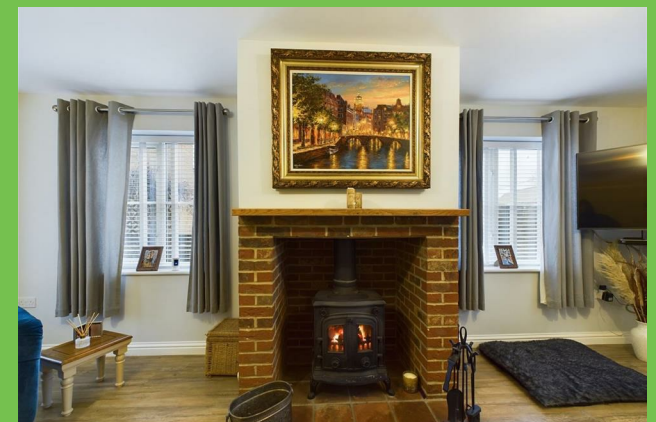
The rear of the property is an attractive and well maintained enclosed garden is a mixture of lawned and patio areas and shrub beds. In one corner is a timber shed. To the front of the property is a low maintenance shingle area to park approximately two cars.

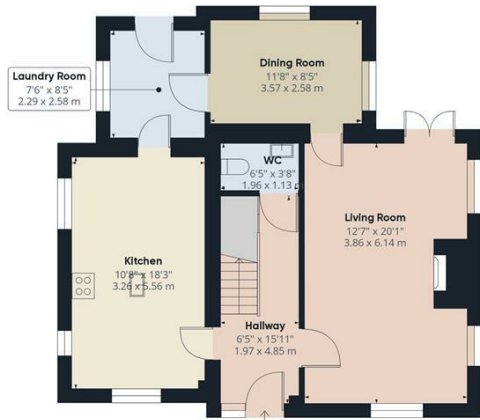
Services

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

Council Tax

Council Tax Band E





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1411.11 ft²
 131.1 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
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	