

Aldreds
Estate Agents



4 Grove Road, Repps With Bastwick, NR29 5JL

£260,000



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4 Grove Road

Repps With Bastwick, NR29 5JL

- Detached Bungalow
- Non-Estate Position
- Spacious Off Road Parking
- UPVC Sealed Unit Double Glazed Windows
- Potential to Extend, Subject to P/Permission
- Two bedrooms
- Generous Garden Backing Open Farmland
- Oil-fired Central Heating
- Popular Broadland Location
- No Onward Chain

Aldreds are delighted to offer this two bedroom detached bungalow, located in a pleasant non-estate position within the semi-rural Broadland village of Repps with Bastwick. This nicely located property offers much potential for further development subject to any required planning permission.

The property offers accommodation including an entrance porch, hallway, kitchen, lounge, two bedrooms, bathroom and a conservatory. A particular feature of the property is the generous grounds with superb open farmland views available to the rear. The property benefits from oil-fired central heating, uPVC sealed unit double glazed windows and spacious driveway parking.

Now offered with no onward chain, be quick to view!



£260,000



Entrance porch 12'0" x 4'3" (3.66m x 1.32m)

Part glazed entrance door, windows to front, side and rear aspects, pitched polycarbonate roof, wall lighting, radiator, power points, part glazed door giving access to;

Hallway

Radiator, loft access, electric meter cupboard, inset fitted shelving, power point, telephone point, thermostat, doors leading off.

Kitchen 9'10" x 7'10" (3.01m x 2.41m)

Window to front aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, space an plumbing for washing machine, electric cooker point, radiator, inset LED ceiling lighting, space for fridge freezer.

Lounge 13'5" x 9'11" (4.1m x 3.04m)

Window to front aspect, radiator, power points, telephone point, TV cable, timber fireplace surround with tiled hearth and inset, wall lighting.



Directions

From Aldreds Stalham office, proceed along the A149 towards Great Yarmouth, passing through Potter Heigham. Upon reaching Repps with Bastwick, turn left into Grove Road, where the property can be found a short way along on the right hand side, as the road bears to the left, located by our 'For Sale' board.

Bathroom

Side facing obscure glazed window, part tiled walls and floor, white suite comprising panelled bath with electric shower over, low level WC, pedestal hand wash basin, radiator, wall mounted electric heater.

Bedroom 1 10'5" x 10'0" (3.2m x 3.05m)

Radiator, power points, part glazed French doors leading to conservatory.

Bedroom 2 / Reception Room 9'11" x 6'10" (3.04m x 2.1m)

Radiator, power points, television point, open plan access to conservatory.

Conservatory 15'11" x 8'8" (4.87m x 2.65m)

Of a UPVC sealed unit double glazed construction on a brick built base with a pitched polycarbonate roof, two radiators, power points, glazed French doors leading to rear garden.



Outside

The property occupies a pleasant position with vehicular access via 2 sets of timber 5-bar gates with driveway parking and scope for boat or caravan storage. The front garden is laid to lawn with mature hedgerows to boundaries with access to the side of the bungalow to the rear, with an area of concrete hard-standing and a garden store. The rear garden offers a high degree of privacy and is laid to lawn with mature hedgerows to boundaries. Beyond the immediate garden area is an additional area of land ready for further landscaping. A particular feature of the property is the open farmland views beyond the rear garden. External oil-fired boiler, UPVC oil storage tank.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

Great Yarmouth Borough Council. Band 'C'

Location

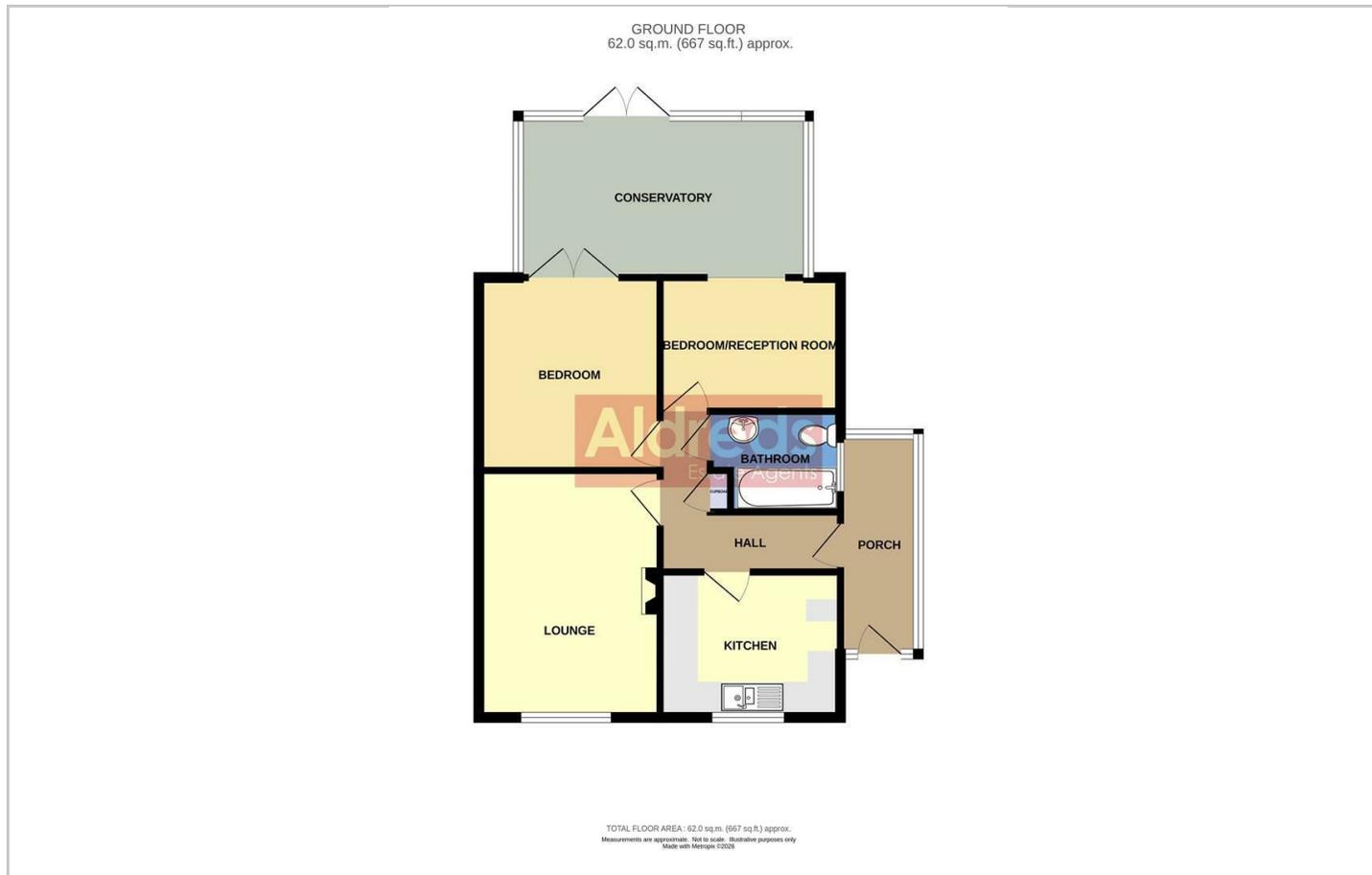
Repps with Bastwick is a small Broadland village adjacent to Potter Heigham and on the banks of the River Thurne. Situated approximately 11 miles from Great Yarmouth to the East. The village has its own petrol station/shop/hot food takeaway, village hall and playing field. Bus services operate to Great Yarmouth and Norwich, A school bus service operates to neighbouring village schools of Rollesby Primary School, Martham Academy and Nursery and Flegg High School.

Reference

PJL/S10019



Floor Plans



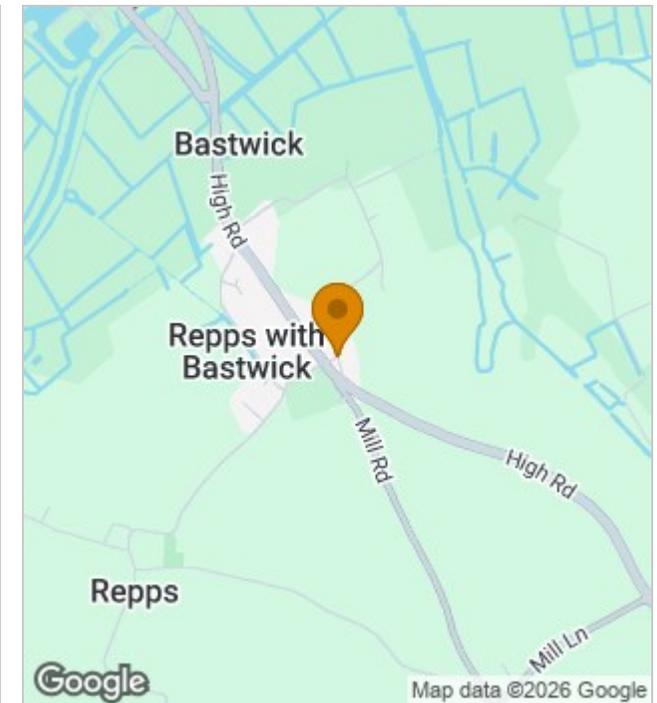
Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

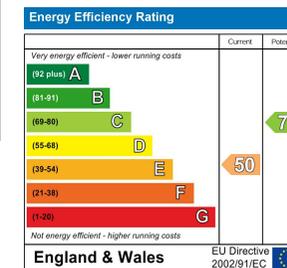
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Location Map



Energy Performance Graph



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