



Orchard Loke | Norwich | NR11  
 £425,000



Ground Floor



Floor 1

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
|   | 73      | 83                      |

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox presents this exceptional family home. Set within the sought after village of Southrepps which affords easy access to the nearby North Norfolk coastal town of Cromer and the market town of North Walsham, this home has been meticulously improved and well maintained by the current owners.

The property itself occupies a prominent position within the village and allows easy access to the nearby village shop and pub. This modern home has been built with a traditional brick and flint style, and despite its age, offers a sense of character throughout. The accommodation is neatly arranged over two floors, with the ground floor comprising; an inviting entrance hall, cloakroom, lounge, dining room, stunning kitchen breakfast room and utility room. The first floor offers four comfortable bedrooms with the principal bedroom furnished with an en-suite shower room, and a family bathroom accessed off the landing. Externally, the property provides an enclosed, private rear garden complete with a summer house/bar area and ample off road parking to both the front and rear.

An exceptional family home, which is offered to the market with no onward chain, an internal viewing comes highly recommended.

