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High Road . Repps with Bastwick . NR29 5JH

**GUIDE PRICE**

**£400,000 - £410,000**



# THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW IS PERFECTLY SITUATED FOR ACCESS TO THE BROADS NETWORK AND THE COAST.

**DESCRIPTION:** Set back from the road with a manicured south westerly facing rear garden, This property stands on a very wide plot with a 35' long garage/workshop which could be converted to provide additional accommodation. There is space beside the garage for a caravan, motor home or boat and the side garden could be given up to build further garaging (subject to planning). The property offers very well-presented accommodation with a welcoming entrance hall, a period style open fireplace in the lounge and benefits from an oil fired central heating system to radiators and UPVC double glazed windows and doors.

**LOCATION:** Repps with Bastwick is a combination of two small villages bordering the River Thurne with some stunning walks, in the heart of the Norfolk Broads National Park. There is a village hall with football pitch, children's play area and bowling green, an Indian takeaway and St Peters round tower church.

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**AGENT'S NOTE :** This property has a septic tank although we understand that there is a main sewer under the road to the front of the property.

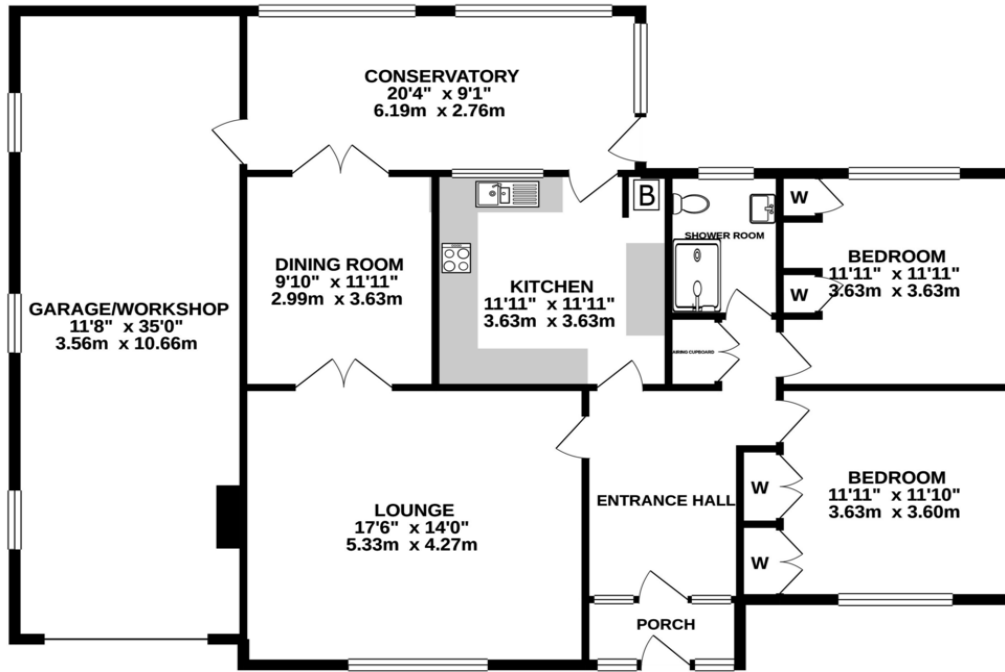
**COUNCIL TAX BAND:** C



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TOTAL FLOOR AREA  
1614 sq.ft. (149.9 sq.m.) approx.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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