



THE STORY OF

1 Orchard Loke

Southrepps, Norfolk

SOWERBYS



THE STORY OF

1 Orchard Loke

Southrepps, Norfolk
NR11 8NN

Spacious Four Bedroom and Two Bathroom
Family Home (Over 1,500 Sq. Ft.)

Principal Bedroom with En-Suite

Versatile Dining Room, Ideal for Multiple
Uses (Hobbies, Office or Playroom)

Separate Laundry Room, Reducing
Kitchen Storage Strain

Ample Driveway Parking for Two to Three Cars

Quiet and Well-Positioned in the
Charming Village of Southrepps

Immaculately Maintained Low-Maintenance
Rear Garden with Two Large Sheds

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Orchard Loke is a beautifully presented four-bedroom family home, spanning just over 1,500 sq ft. Lovingly cared for over the past 10 years, this property seamlessly blends modern convenience with a practical layout, catering to the demands of day-to-day living. The ground floor boasts a well-proportioned kitchen with ample storage, complemented by a separate laundry room that alleviates pressure on the kitchen. The dining room offers versatile use, whether for formal dining, a hobbies room, or a home office. Additionally, the convenient W/C on the ground floor enhances ease of family living.

Upstairs, the principal bedroom enjoys the added benefit of an en-suite bathroom and is thoughtfully positioned for privacy, not abutting the other bedrooms. Two further generously sized bedrooms, virtually identical in size, offer an excellent solution for siblings, while the fourth bedroom, also a double, could easily transform into a dressing room or study, thanks to its large built-in wardrobes. The upstairs layout ensures both functionality and flexibility for growing families or evolving needs.

Outside, the rear garden is immaculate and low-maintenance, ideal for family gatherings or summer entertaining. Two large sheds provide additional storage or the opportunity to create a garden bar or summer house. The driveway comfortably accommodates two to three cars, completing the picture of this fantastic family home in the charming village of Southrepps.



Moving here gave us more space in a nice area, with lovely walks nearby and great neighbours.





First Floor
 Approximate Floor Area
 709 sq. ft
 (65.90 sq. m)



Ground Floor
 Approximate Floor Area
 806 sq. ft
 (74.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

Southrepps

EXCELLENT ACCESS TO THE
COASTLINE

Southrepps is a sought-after village where there is a strong community feel, glorious open countryside and 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, a primary school and nursery, church, and a local family-run grocery store. The village hall holds regular quiz nights, shows and events as well as 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.



Note from the Vendor



“We have loved the area and how quiet it is here.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0390-2327-6320-2224-4581

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///surreal.polar.bracelet

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

