

# Arnolds | Keys



## Warren Cottage, Warren Road, Southrepps, NR11 8UN

Price Guide £350,000

- Stunning location
- Beautifully presented
- Cottage style kitchen
- Woodburner
- South facing garden
- Brick & flint semi-detached cottage
- Two double bedrooms
- Cosy lounge
- Off road parking
- LPG gas central heating

# Warren Cottage, Warren Road, Southrepps, NR11 8UN

This charming brick and flint semi-detached cottage is a delightful find for those seeking a tranquil retreat or a comfortable main residence. The property boasts a cosy lounge with small Inglenook fireplace and wood burner, adding a touch of warmth and character along with a cottage style kitchen/diner and two well-proportioned bedrooms that offer a peaceful haven for rest. The large south-facing garden is a standout feature, providing a serene outdoor space that backs onto the common and off-road parking to the front.

Conveniently located just a few minutes' walk from the local train station, this property offers excellent transport links for those commuting or exploring the surrounding areas. Additionally, the nearby top-class country pub and restaurant, The Suffield Arms, ensures that fine dining and socialising are never far from home. Whether you are looking for a weekend getaway or a permanent residence, this stunning property is sure to capture your heart. Do not miss the opportunity to make this delightful cottage your own.



Council Tax Band: Exempt



## ENTRANCE

Sage green double glazed door with oak canopy and outside light.

## KITCHEN/DINING ROOM

A beautiful cottage kitchen with cream base units and solid wood work surface over, butler sink with brass mixer tap, integral fridge, dishwasher and washing machine. Alcove with free standing range cooker and extractor fan above. Wall mounted gas central heating boiler concealed in cupboard. Dual aspect views with double glazed wood windows to the front and side. Beamed ceiling and herringbone wood flooring. Column radiator, space for table and chairs and two understairs storage cupboards. Opening to:

## LOUNGE

Small pane window and door overlooking conservatory. A beautiful room with beamed ceiling, small Inglenook fireplace with inset wood burner on tiled hearth, two wall lights and herringbone flooring. Radiator.

## CONSERVATORY

Dwarf wall with UPVC double glazed windows to the rear and sides and French doors opening out onto the gardens patio area. Tiled flooring, two wall lights and exposed brick and flint wall.

## LANDING

Ceiling light, carpet, pine latch doors to bedrooms and shower room.

## BEDROOM ONE

Two small pane UPVC double glazed windows to the rear aspect overlooking the garden. Four wall lights, radiator, carpet, built in storage cupboard with exposed brick wall.

## BEDROOM TWO

UPVC double glazed window to the front aspect. Carpet, ceiling light, radiator, built in storage cupboards.

## SHOWER ROOM

Double glazed window to the side. Vanity wash basin with mirror over, WC, step to walk in shower, tiled flooring and wall mounted radiator.

## OUTSIDE

A stunning location set on the edge of The Warren to the rear and woodland walks to the front. The cottage is approached by an unmade road to the shingle gravel parking space. Access leads round to the rear of the property with side gate into the large south

facing garden. The garden is mainly laid to lawn with mature shrubs and trees and backs onto the common, where you will see plenty of beautiful wildlife. There is a large paved patio seating area to enjoy these early mornings, midday and evening sunshine.

## AGENTS NOTE

The property is Freehold, has mains water, electricity and drainage connected, LPG gas central heating and wood burner. The property is currently registered as Small business rates due to currently being a holiday let. The cottage has been a successful holiday let, generating over £15,000 per year, supporting paperwork can be provided.




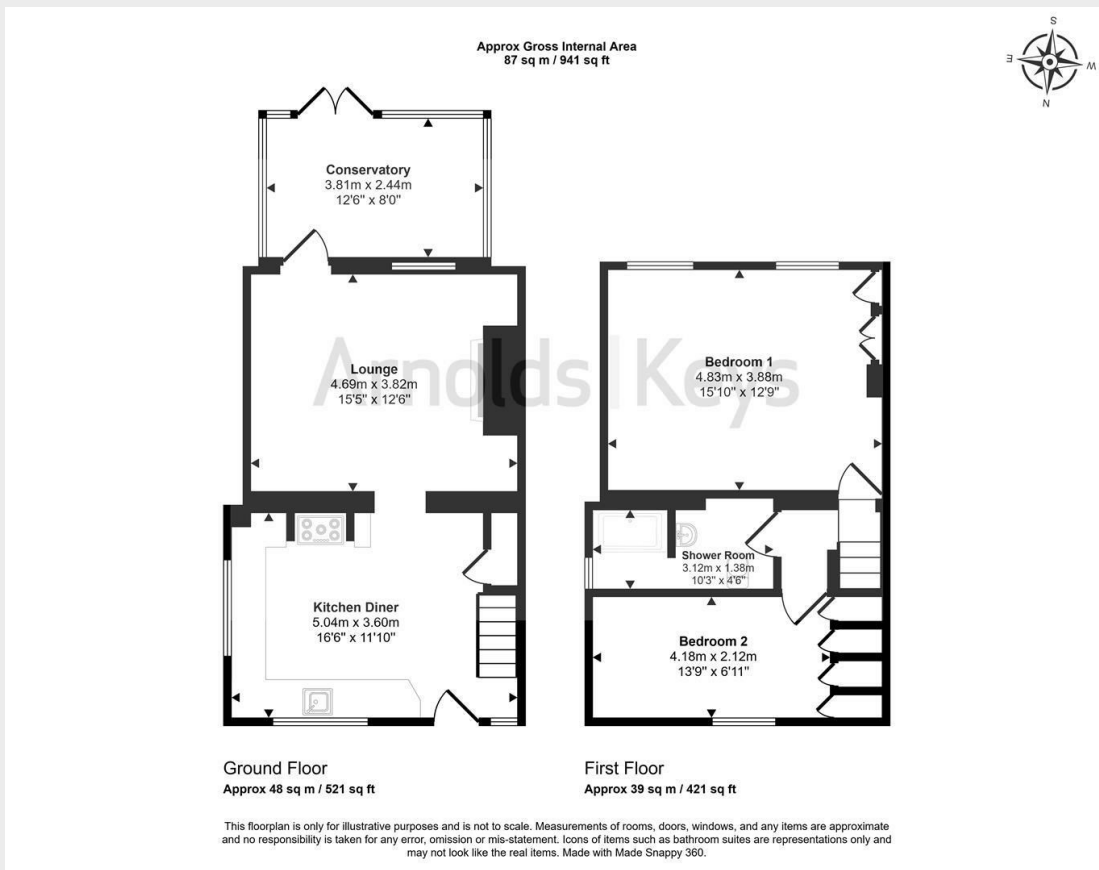


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

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>			<b>67</b>
(39-54) <b>E</b>		<b>42</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 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

