



TOWER ROAD, REPPS WITH BASTWICK  
£450,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# TOWER ROAD, REPPS WITH BASTWICK

- Incredibly deceptive, spacious and flexible attached cottage
- 3 double bedrooms
- Family bathroom and en-suite shower room
- Large L-shaped kitchen dining room
- 27ft long sitting room/garden room
- Fully self-contained 1 bed annexe
- Plot extending for approx 0.33 acres
- Parking for 6 vehicles

An incredibly deceptive, spacious and flexible cottage, dramatically improved by the current owners and offering generous family accommodation, plus a detached self-contained annexe set in well enclosed gardens extending to approximately 0.33 acre, with off road parking for six vehicles.

The original cottage dates back to the 1800s but has been dramatically extended and comprehensively renovated whilst retaining the character and charm of the original.

The accommodation consists of an entrance porch, study, large inner hallway, L-shaped kitchen/dining room, 27ft long sitting room/garden room, utility room, family bathroom, rear porch, three double bedrooms and one en-suite shower room. The property also offers a fully self-contained detached one bedroom annexe which provides endless options, ranging from use by an elderly relative, teenage child, holiday let or home office.

The established, well enclosed grounds extend for approximately a third of an acre and are private and well enclosed with various sheds and outbuildings.

Other features include sealed unit double glazing, oil fired central heating (separate LPG boiler to the annexe), wooden latch doors and stone tiled floors.

The property is immaculately presented throughout and needs to be viewed to be fully appreciated.

## ACCOMMODATION

### Entrance Porch

Wooden stable door, slate tiled floor, window to front aspect.





**Study: 12'2" x 12'1"**

Dual aspect with windows to front and side, two cast iron style radiators, stone tiled floor, built in cupboards, latch door.

**Inner Hallway**

Stone tiled floor, door leading to staircase. Under stair cupboard, radiator, steps up to:

**Hallway/Sewing Area: 18'0" x 4'6"**

Picture windows to front aspect, glazed door to side, down lighters.

**Sitting Room/Garden Room: 27'8" x 15'5"**

An impressive and flexible living space. The garden room enjoys a vaulted ceiling with Velux windows and is triple aspect with wraparound garden views and French doors to rear. The sitting room has a feature fireplace with Bressumer beam, wall lights, part glazed panelled door. Three radiators.

**Kitchen/Dining Room: 20'1" x 9'9" plus 9'9" x 8'8"**

"The hub of the house" - a substantial L-shaped living/entertaining area with a comprehensive range of wall and floor mounted storage units finished with solid pine work tops with an inset Butler sink as well as a secondary stainless steel sink. There is space for a range style cooker and a double fridge freezer, plumbing for a dishwasher and three built in wine coolers. This room is further complemented by a brick fireplace housing a multi-fuel burner, slate tiled floor, down lighters and windows to the rear, two cast iron style radiators and two sash windows and a part glazed panelled door to:

**Rear porch**

Tiled floor, fitted bench seat with built in storage and fully glazed door to the garden.

**Utility Room: 6'10" x 5'7"**

Fitted storage units, plumbing for a washing machine and space for a tumble dryer, stone tiled floor, cast iron style radiator, double down lighters, latch door.

**Family Bathroom**

Low level w/c, wash basin, panelled bath, fully tiled walls and floor, window to rear, cast iron style radiator/towel rail, down lighters, built in cupboard.





## FIRST FLOOR

### Landing

Radiator, window to front aspect.

### Master Bedroom: 13'6" (15'8" max) x 10'2"

Dual aspect with windows to side and rear, radiator, two built in cupboards, latch door. Loft access.

### En-Suite Shower Room

Low level w/c, wash basin, double shower enclosure with twin heads, heated towel rail, fully tiled walls, window to rear.

### Bedroom 2: 12'2" x 12'1"

Window to rear with views out over open fields, radiator, three built in cupboards, loft access and a feature internal sash window.

### Bedroom 3: 12'4" x 10'5"

Window to front aspect, radiator, four built in cupboards. Latch door.

## OUTSIDE

### DETACHED ANNEXE

An attractive detached fully self-contained annexe offering ancillary accommodation with a number of uses. Perfectly placed at the heart of the Broads to be a holiday let, a generous home office or as ground floor accommodation for either an elderly relative or a teenage child.

### Kitchen: 11'1" x 10'8"

Range of wall and floor mounted units with sink unit and drainer, plumbing for washing machine, radiator, down lighters and a window and part-glazed door.

### Sitting Room: 11'10" x 9'6"

Dual aspect with door to garden. Feature roof lantern, radiator.







**Bedroom: 11'1" x 10'8"**

Window to side, radiator, panelled door.

### **En-Suite Shower Room**

Low level w/c, vanity wash basin, shower enclosure - suitable for elderly use. Heated towel rail, extractor fan, fully tiled walls, panelled door.

An external staircase leads to the first floor which is currently used for storage, but could be further adapted to incorporate this area as additional accommodation could be made.

The generous private, well enclosed and south facing plot extends to approximately 0.33 acres laid mainly to lawn with a variety of mature trees, shrubs and flowering borders.

There is a gravelled seating area, and a brickweave pathway leads to the annexe and the driveway. The property offers three sheds, a substantial double workshop/store room, a greenhouse and a log store. There is outside lighting, including a lamp post, external power and water.

The front garden has been gravelled to provide ample off road parking with space for six vehicles.

### **ADDITIONAL INFORMATION**

This property is the end of a row of three cottages. It is attached to its neighbour.

Mains water, drainage, electricity.

Oil fired central heating - main house.

LPG fired central heating - annexe.

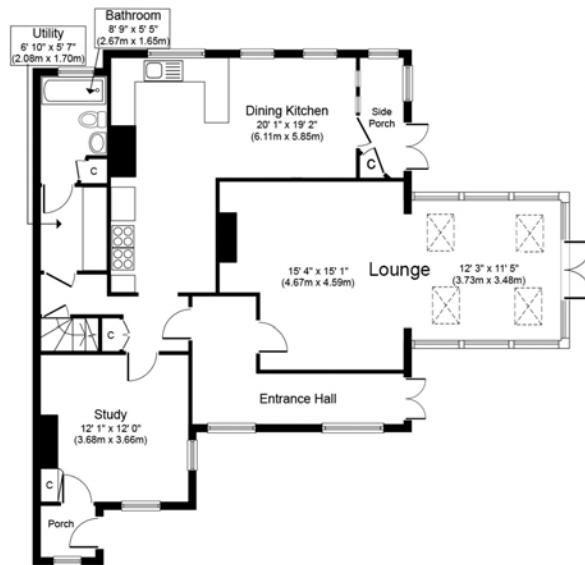
### **Directions**

Upon entering Tower Road from the A149 this property is the first on the right hand side.

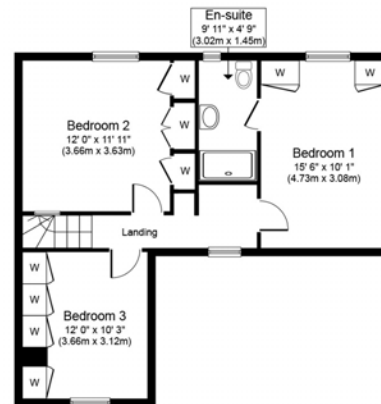




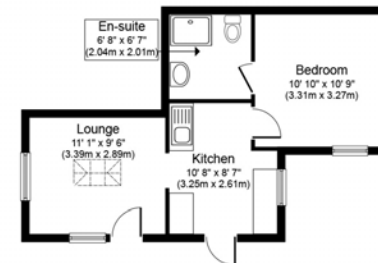




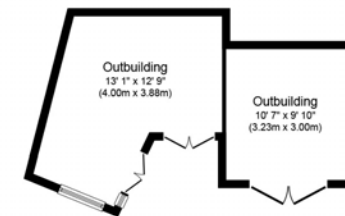
**Ground Floor**  
**Approximate Floor Area**  
**1,119 sq. ft.**  
**(104.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**581 sq. ft.**  
**(54.0 sq. m.)**



**Annex**  
**Approximate Floor Area**  
**366 sq. ft.**  
**(34.0 sq. m.)**



**Outbuilding**  
**Approximate Floor Area**  
**269 sq. ft.**  
**(25.0 sq. m.)**

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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