



38 Beechlands Park, Southrepps

OIRO £435,000 Freehold

This spacious and thoughtfully designed family home offers versatile living across two well-laid-out floors, with a strong emphasis on comfort, practicality, and connection to outdoor space. Inside, generous proportions and quality features are found, from the lounge with its cosy log burner to the expansive open-plan kitchen and dining area that anchors daily life and entertaining. With four double bedrooms, a private ensuite, a stylish family bathroom, and energy-efficient touches such as solar panels and underfloor heating, this home is well-equipped for modern living.

Location

Beechlands Park enjoys a peaceful position within the sought-after village of Southrepps, a well-connected North Norfolk community known for its charming character and easy access to the coast. The village offers a range of everyday amenities, including a well-regarded primary school, popular pub, village hall, and shop with post office. The nearby coastal towns of Cromer and Overstrand provide sandy beaches, independent shops, and further leisure opportunities, while the surrounding countryside is ideal for walking and cycling. Excellent road links and rail connections from nearby stations also make the area a practical choice for those commuting towards Norwich or seeking a coastal retreat with convenience.



Beechlands Park

Upon entering the home, you're welcomed by a spacious hallway with access to a ground floor WC and the staircase rising to the first floor. Off the hall to the left is the lounge featuring French doors opening to the garden and a charming multi-fuel log burner that provides a cosy focal point.



The heart of the home is found at the rear, the well-sized open-plan kitchen and dining room. This well-planned space offers an ideal setting for both entertaining and everyday living, with plenty of room for a large dining table and additional seating. French doors lead directly out to the rear garden, creating a lovely connection between inside and out. The kitchen itself is fully fitted and benefits from generous countertop space and room for all appliances, making it both functional and sociable.

Heading upstairs, the first-floor landing leads to four well-proportioned double bedrooms, two of which include fitted wardrobes. The principal bedroom enjoys a private ensuite shower room, while the remaining bedrooms are served by a spacious family bathroom complete with both a bathtub and separate shower cubicle. A built-in storage cupboard and access to a large, partially boarded loft provide further practical solutions for modern family life.

Outside, the rear garden is private, easy to maintain, and directly accessible from both the lounge and kitchen – ideal for relaxed summer dining or letting children and pets play safely. At the front, there is off-road parking for two vehicles on the driveway, along with the secure garage. Whether used for secure parking, storage, or as a utility/workspace, this integrated garage adds flexibility to the home. The property also benefits from underfloor heating throughout the ground floor and solar panels, offering increased energy efficiency.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor
878 sq.ft. (81.6 sq.m.) approx.



1st Floor
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 sq.m.) approx.

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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