



73 Beechlands Park, Southrepps

Norwich



Minors & Brady

Striking, energy-efficient and immaculately finished, this exceptional detached village home immediately stands out from the crowd. Designed and built by a highly regarded local builder just two years ago, the property combines contemporary styling with thoughtful craftsmanship and approximately eight years remaining on the NHBC warranty. The accommodation is beautifully proportioned, offering three generous bedrooms with clear potential to create a fourth as needs evolve. At its heart is a stylish open-plan kitchen and dining space, complemented by a welcoming sitting room centred around a characterful wood-burning stove. Underfloor heating extends throughout both floors, while architectural splayed window reveals enhance light and design detail. Thirteen solar panels, together with two 10kW batteries providing 20kWh of storage, deliver impressive energy efficiency and reduced running costs. Completed by landscaped gardens, garage and ample parking, this is a standout home in the heart of a sought-after North Norfolk village.

- Recently built detached village home completed just two years ago by a highly regarded local builder
- Three generous bedrooms with clear potential for a fourth, offering flexibility for growing needs
- Underfloor heating to both ground and first floors for comfort and efficiency
- Architectural splayed window reveals enhancing natural light and design character across the home
- Thirteen solar panels generating approx. 6kW of PV, paired with two 10kW batteries (20kWh total storage)
- Garage, ample off-road parking and landscaped, low-maintenance gardens ideal for entertaining
- Approximately eight years remaining on the NHBC warranty, providing reassurance and peace of mind



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73 Beechlands Park

Southrepps, Norwich

The Location

Beechlands Park enjoys a quiet setting in the heart of the highly sought-after village of Southrepps, a charming North Norfolk community prized for its character, friendly atmosphere, and superb access to the stunning nearby coastline.

This delightful village is perfectly equipped with a range of everyday amenities including a well-regarded primary school, a popular traditional pub, a bustling village hall, and a handy local shop, everything you need just moments from your door.

Just a short drive away, the picturesque coastal towns of Cromer and Overstrand await with their golden sandy beaches, unique independent shops, vibrant cafés, and a variety of leisure pursuits, making every day feel like a holiday. Meanwhile, the surrounding rolling countryside provides endless opportunities for scenic walks, invigorating cycle rides, and peaceful outdoor adventures.

For those who need to commute or simply enjoy easy connectivity, excellent road links and nearby rail stations offer swift, convenient journeys into Norwich and beyond, making Beechlands Park the perfect blend of peaceful village life with practical modern convenience. Whether you're seeking a permanent home or a coastal retreat, this location truly offers the best of North Norfolk living.



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73 Beechlands Park

Beechlands Park, Southrepps

Set proudly within the heart of the highly regarded North Norfolk village of Southrepps, this recently built detached home offers an exceptional blend of contemporary design, quality craftsmanship and impressive energy efficiency.

Designed and constructed by a respected local builder, the property has been finished to an impeccably high standard throughout, with careful attention paid to both aesthetics and functionality. Completed just two years ago and with approximately eight years remaining on the NHBC warranty, this is a rare opportunity to acquire a modern village home of genuine distinction.

The accommodation is beautifully balanced and thoughtfully arranged, beginning with a welcoming entrance hall that immediately sets the tone for the quality found throughout. The sitting room is a generous and inviting space, enjoying a dual aspect that allows natural light to flood in throughout the day. An exposed brick fireplace with wood-burning stove provides a striking focal point and adds warmth and character, making this an ideal room for both relaxation and entertaining.

At the heart of the home lies the stylish open-plan kitchen and dining space, designed for modern family living. High-quality cabinetry is complemented by sleek quartz work surfaces and a substantial central island, creating both a practical workspace and a sociable hub for guests. French doors open directly onto the rear garden, seamlessly connecting inside and out. This flexible space, along with the overall layout, offers clear potential for reconfiguration should a fourth bedroom or additional reception space be desired.



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To the first floor are three well-proportioned bedrooms, all benefitting from underfloor heating and attractive splayed window reveals which enhance both light and architectural character. The principal bedroom is complemented by a contemporary en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom, finished with the same attention to detail and subtle lighting features found throughout the house. The layout again offers flexibility, with scope to adapt the space to suit evolving needs.

Externally, the property continues to impress. A brick weave driveway provides ample off-road parking and leads to the garage, which has been cleverly arranged to incorporate utility facilities alongside the solar battery storage system. The enclosed rear garden has been landscaped for ease of maintenance and enjoyment, featuring a porcelain terrace, lawn, seating areas and space well suited to entertaining or quiet relaxation.

Energy efficiency is a notable feature of this home. Underfloor heating spans both the ground and first floors, while thirteen solar panels generate approximately 6kW of solar PV. This system is supported by two 10kW batteries, providing a total of 20kWh of battery storage and contributing significantly to the home's excellent energy performance and reduced running costs.

With its high-quality finish, modern specification, potential for a fourth bedroom, and desirable village setting, this standout property offers a rare combination of style, comfort and practicality in one of North Norfolk's most sought-after locations.

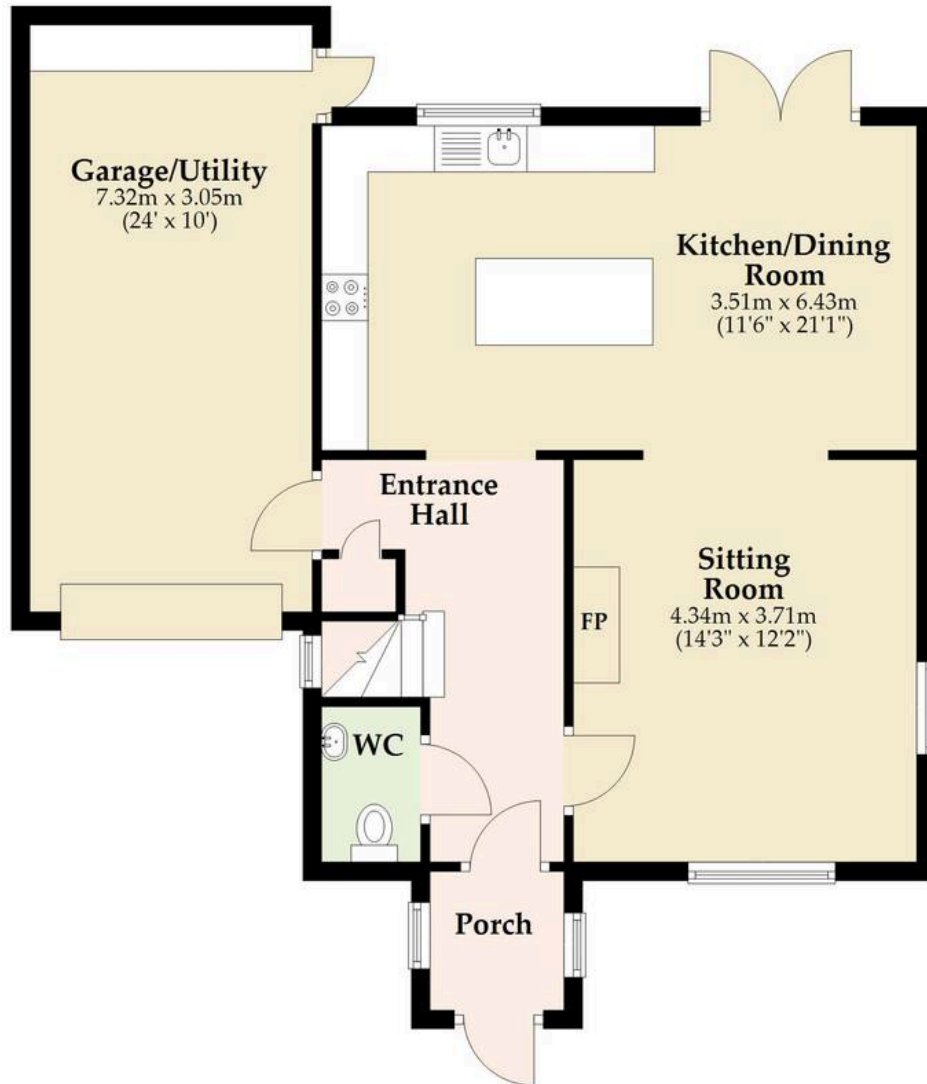
Agents Note

This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.



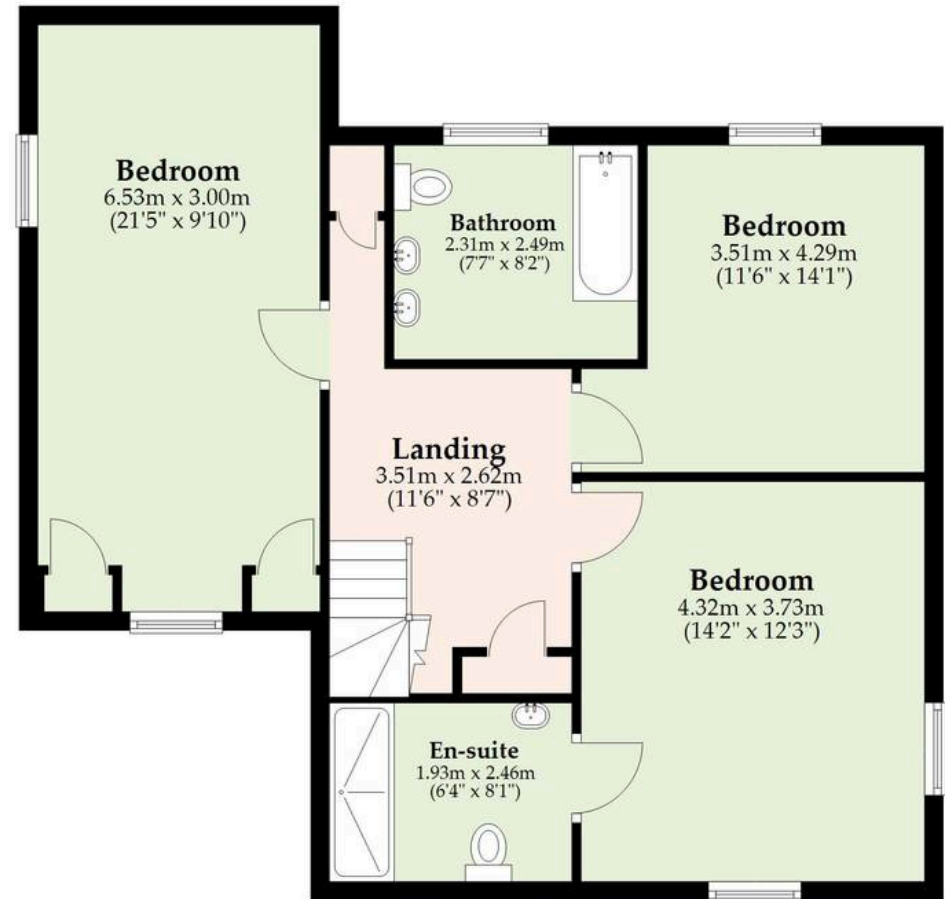
Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



First Floor

Approx. 74.2 sq. metres (798.6 sq. feet)



Total area: approx. 152.5 sq. metres (1641.4 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk