



1 Myrtle Cottage Low Road, Repps With Bastwick

Great Yarmouth



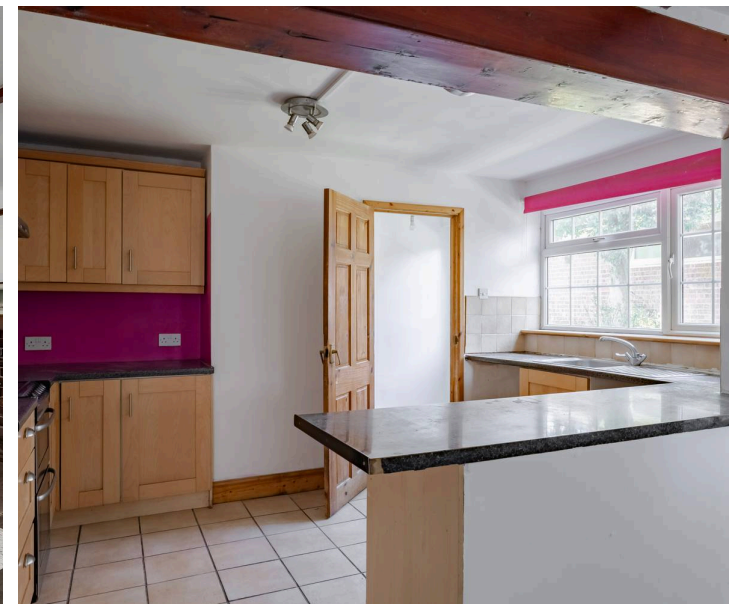
Minors & Brady

1 Myrtle Cottage Low Road

Repps With Bastwick, Great Yarmouth

Set behind a well-kept frontage, this spacious and versatile home offers generous living accommodation across both floors, making it well-suited to family life as well as those needing flexible space for working from home or multi-use rooms. With four double bedrooms, a range of reception areas and a practical layout, the property provides both character and functionality, further enhanced by energy-efficient features including solar panels and comprehensive insulation. The balance of traditional features and adaptable living space makes it a home that can easily evolve with changing needs.

Its layout allows for both open and separate areas, giving a sense of flexibility rarely found in properties of this style.



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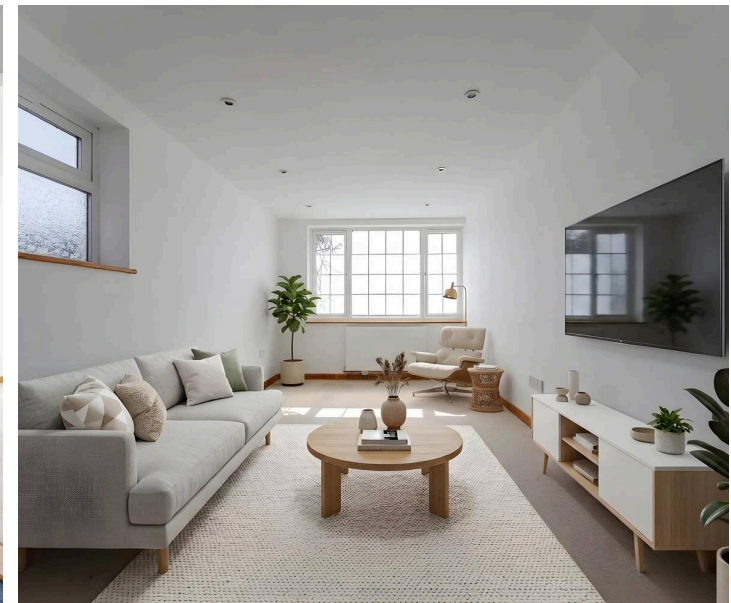
- Guide price: £300,000 - £325,000
- Spacious four double bedroom home offering generous and flexible accommodation throughout
- Potential to create a fifth bedroom on the ground floor, ideal for multi generational living or home working
- Open plan kitchen and dining room providing a sociable layout, enhanced by hardwood flooring in the dining area
- Well proportioned lounge featuring a working fireplace, creating a warm and characterful focal point
- Fully insulated with cavity wall, internal wall and loft insulation, improving energy efficiency and comfort
- Fifteen solar panels installed in recent years, contributing towards lower running costs
- Secure courtyard style rear garden offering a private and low maintenance outdoor space
- Versatile layout suited to growing families or those requiring adaptable living arrangements
- Located within a convenient setting with access to local amenities and surrounding countryside

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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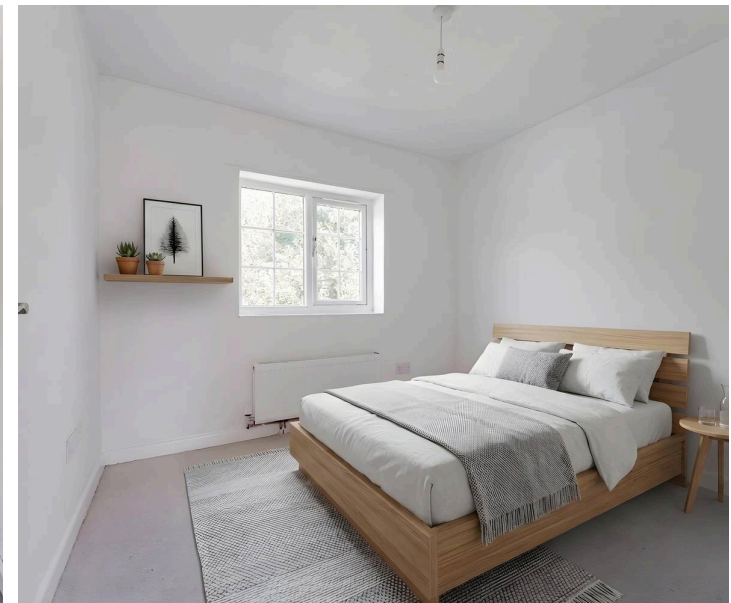
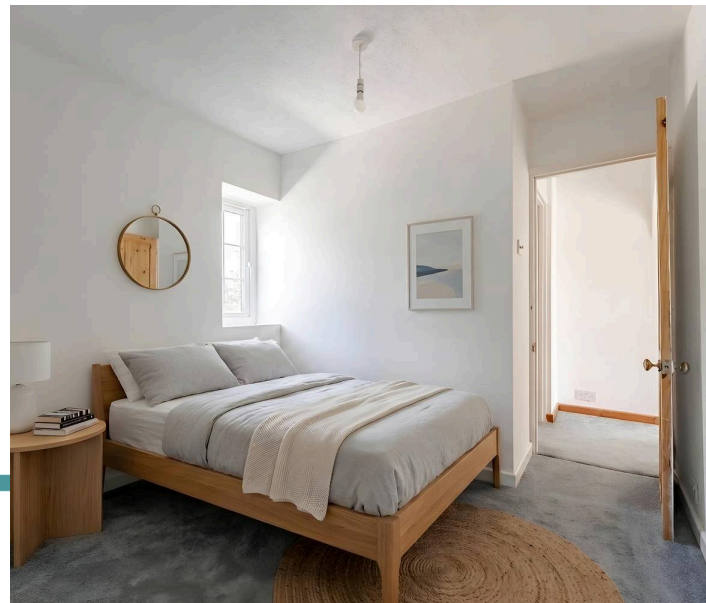
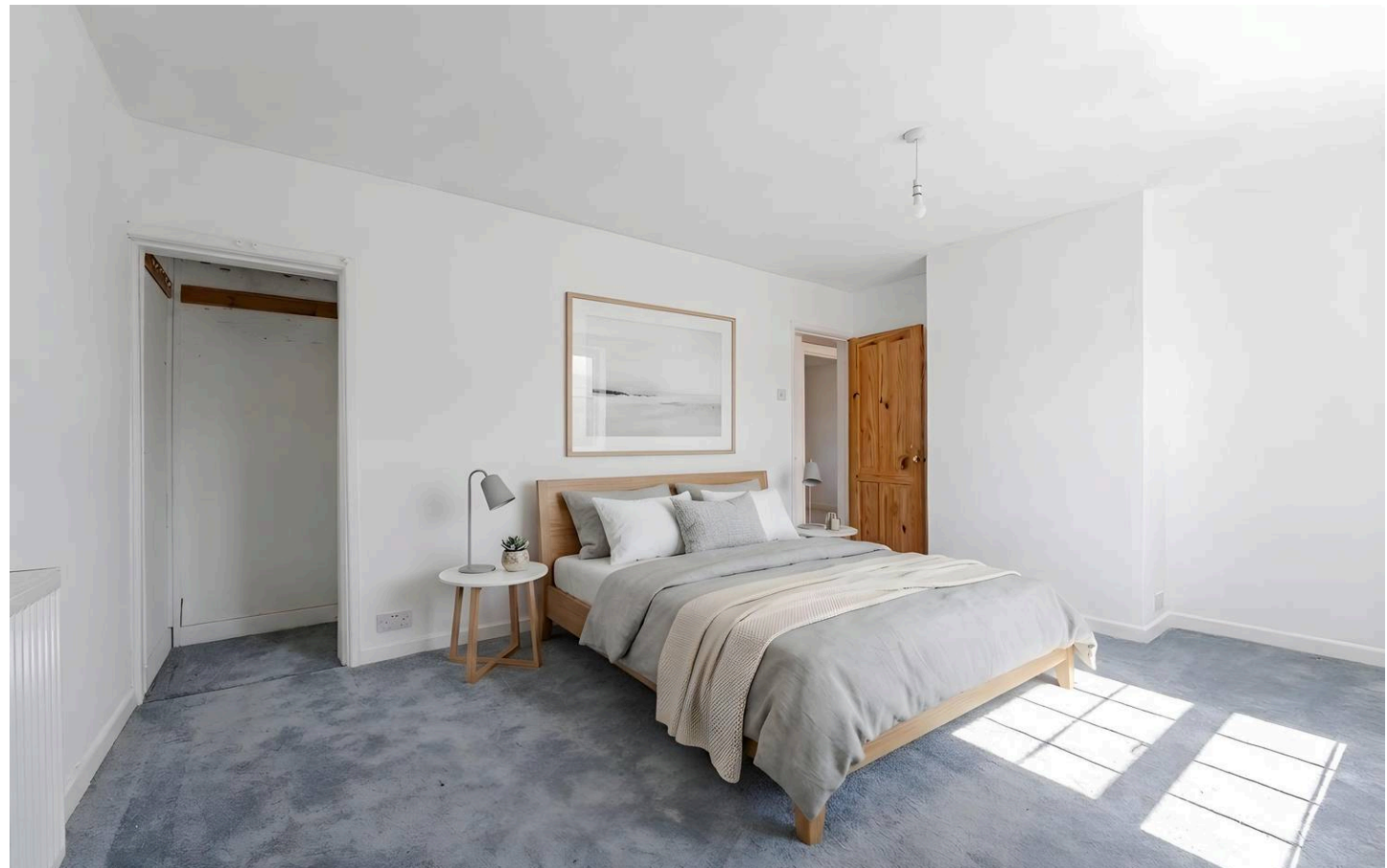
Location

Situated along Low Road within the rural village setting of Hemsby, this location offers a peaceful environment while remaining close to a range of everyday amenities. Hemsby provides local shops, cafés, and a primary school, along with easy access to its well-known sandy beach and coastal attractions. The nearby villages and surrounding countryside offer scenic walking routes and open spaces, ideal for enjoying the outdoors.

Great Yarmouth is within easy reach, providing a wider selection of supermarkets, retail outlets, leisure facilities, and healthcare services, while regular road links connect to other coastal villages and the city of Norwich. This setting offers a balance of countryside surroundings and coastal access, with essential amenities close at hand.

Low Road

Stepping inside, the entrance porch leads through to a welcoming lounge positioned at the front of the home, where a bay window allows for plenty of natural light. A timber fireplace surround with tiled inset and hearth creates a traditional focal point, adding warmth and character to the space. From here, the inner hall provides access to the first floor and leads through to the dining room, a well proportioned area featuring exposed beams and a brick built former fireplace surround.



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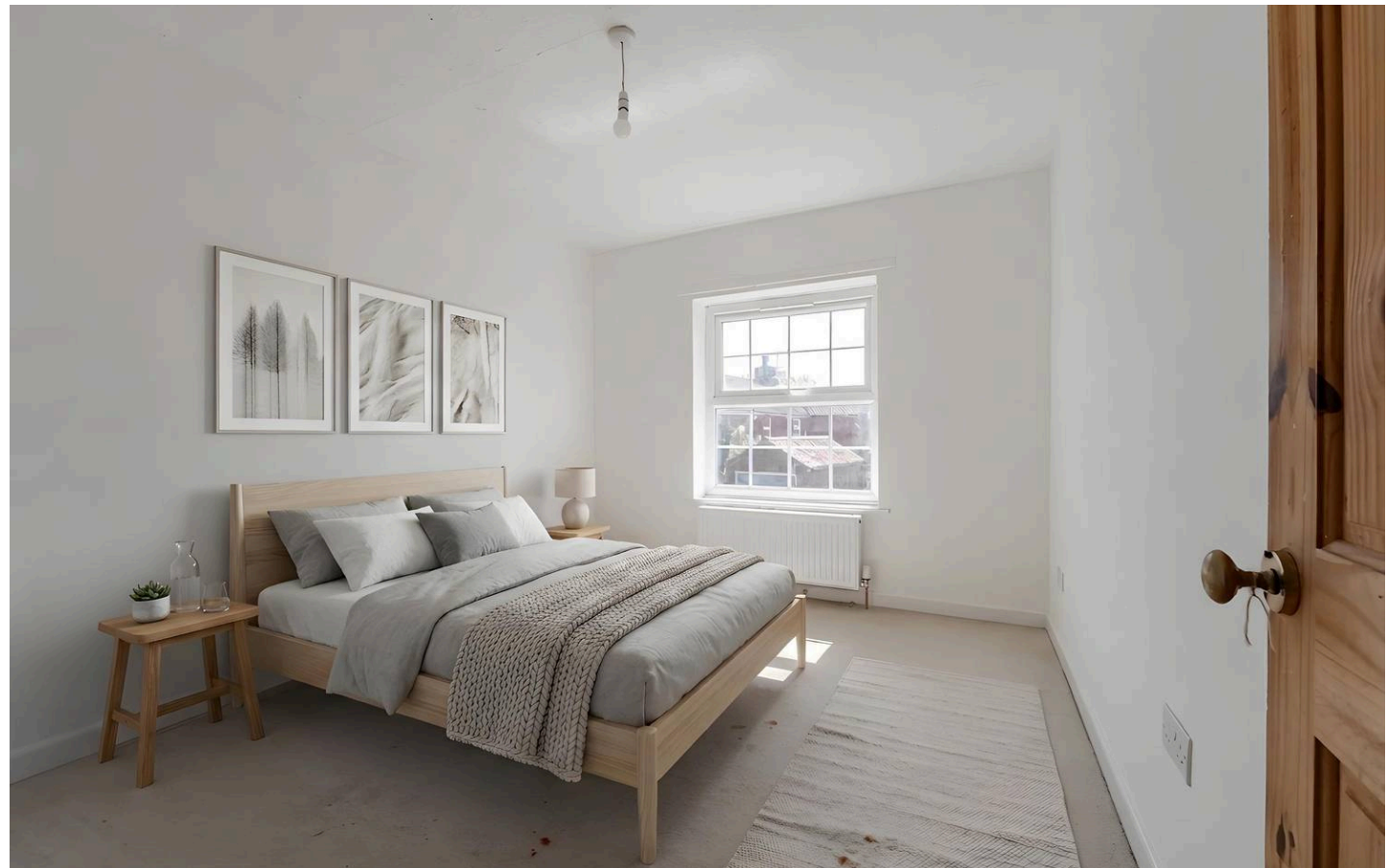
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This space flows openly into the kitchen, creating a sociable layout ideal for everyday use.

The kitchen itself is fitted with a range of units, work surfaces and tiled splashbacks, along with space for appliances and a side facing window. From here, a rear lobby gives access to both the garden and the ground floor bathroom, which includes a panelled bath with shower over, as well as a separate cloakroom for added convenience. Extending from the dining area, a study with French doors opens onto the rear garden and leads through to a further sitting or family room. This additional reception space offers excellent flexibility, whether used as a snug, playroom or potential fifth bedroom depending on individual needs.

Upstairs, the property continues to impress with four well proportioned double bedrooms, all accessed from the landing. The principal bedroom enjoys a front facing aspect, while the remaining bedrooms offer comfortable accommodation with views to both the front and rear. A separate W.C. with hand wash basin and an airing cupboard housing the pressurised hot water cylinder completes the first floor.



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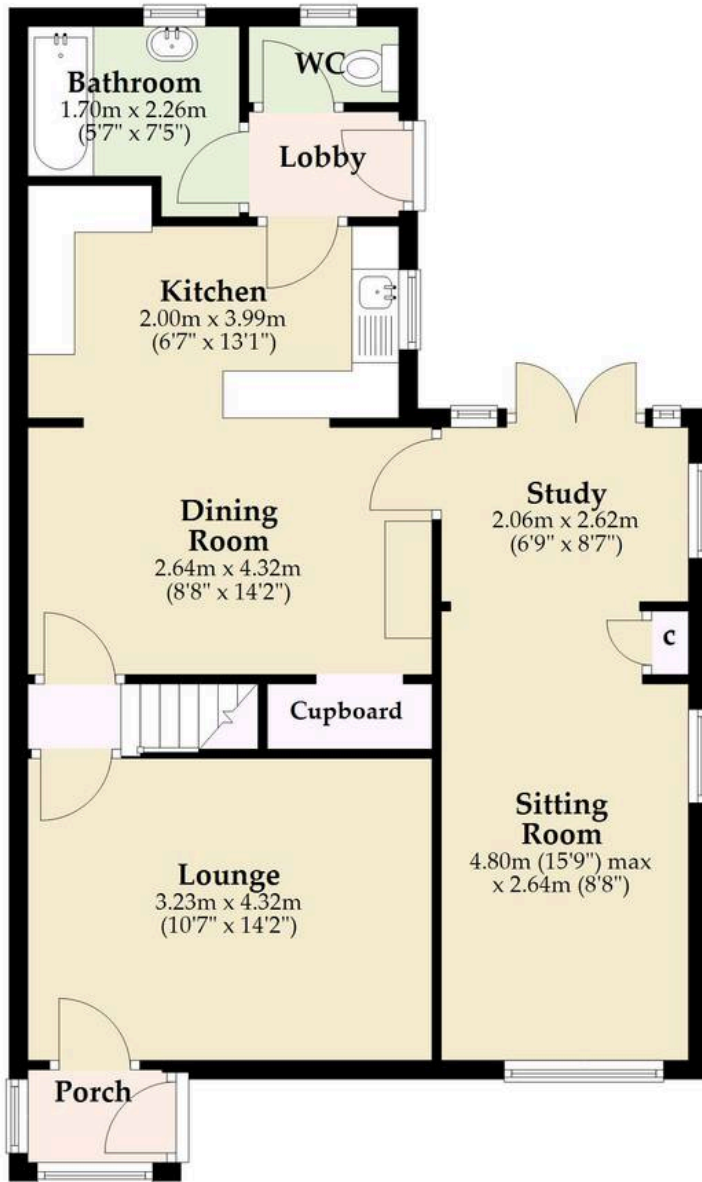
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Externally, the property benefits from a brick weave driveway to the front, bordered by a well stocked garden. A side access gate leads to the enclosed rear courtyard garden, offering a secure and low maintenance outdoor space complete with a timber shed and external water supply. The home is further enhanced by air source heating and solar panels, supporting efficient day to day living while maintaining the character and space this property has to offer.



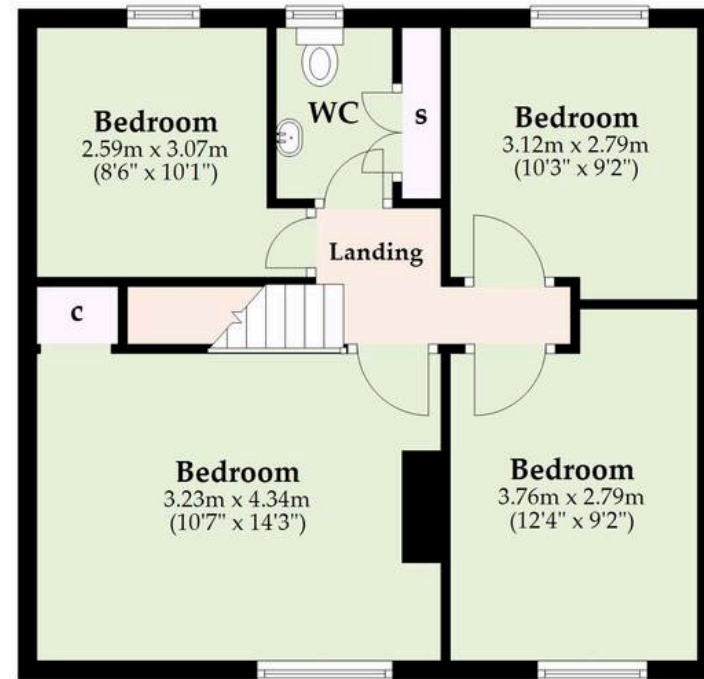
Ground Floor

Approx. 66.9 sq. metres (720.3 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 117.2 sq. metres (1261.8 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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