



4 Evans Lombe Close, Repps With Bastwick

Minors & Brady



4 Evans Lombe Close

Repps With Bastwick, Great Yarmouth

This well-proportioned three-bedroom semi-detached home offers a comfortable and practical layout, with a spacious kitchen/diner, lounge with a working open fire and bright conservatory providing a good range of living spaces. Situated within a quiet residential setting in Repps With Bastwick, the property occupies a generous plot with a large driveway, low-maintenance gardens and an enclosed rear garden.

The combination of well-proportioned accommodation, useful outdoor space and solar panels providing an additional annual income makes this an appealing home for a range of buyers, while its peaceful village setting offers an attractive balance of comfort and convenience.



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- Three bedroom semi detached home, offering well proportioned accommodation and a practical layout, ideally suited to families, first time buyers or those looking for a comfortable home
- Spacious kitchen/diner, providing a generous central hub for everyday family life, with a good range of fitted units, space for appliances and access to the rear garden
- Cosy lounge with working open fire, creating a comfortable reception space with a traditional focal point and a pleasant outlook towards the front of the property
- Bright conservatory, providing a versatile additional reception area with views over the garden and direct access outside
- Three well proportioned bedrooms, all accessed from the first floor landing, with built in wardrobe space to two of the bedrooms providing useful additional storage
- Bathroom and separate WC, offering practical facilities for family living, with the bathroom including a bath with shower over, wash basin and heated towel rail
- 2 solar panels, providing the benefit of solar generated electricity and reduced daily electricity costs, with the solar panels subject to a leasehold arrangement
- Enclosed rear garden, designed for ease of maintenance and mainly laid to patio, providing a private outdoor space for seating and entertaining
- Large front driveway, providing off road parking for up to three vehicles alongside a low maintenance shingle garden
- Quiet residential setting, situated in Repps With Bastwick and surrounded by the Norfolk countryside





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Location

Situated in the rural parish of Repps with Bastwick, Evans Lombe Close enjoys a peaceful Broadland setting surrounded by open countryside and waterways. The parish comprises the neighbouring communities of Repps and Bastwick and benefits from a village hall, church, and a strong local community, while nearby Martham provides a useful range of everyday amenities including shops, a supermarket, cafés, and other local services.

The surrounding area is particularly well placed for enjoying the Norfolk Broads, with the River Thurne and surrounding waterways providing opportunities for walking, boating, wildlife watching, and exploring the countryside. The coastal resorts of Sea Palling and Winterton-on-Sea are also within easy reach, while Great Yarmouth and North Walsham provide a wider selection of shopping, leisure, and transport facilities. The location offers a genuine rural setting while remaining well connected to the wider Norfolk coast and Broads.

Evans Lombe Close

Upon entering, the porch leads into the hallway, which provides access to the principal living spaces and stairs rising to the first floor. The lounge offers a cosy space for relaxing, with a working open fire providing an attractive focal point.



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To the rear, the spacious kitchen/diner provides plenty of room for both cooking and dining, with a range of fitted base units, space for appliances and a door leading outside. The conservatory extends the accommodation further, creating a bright and versatile space with views across the garden and direct access to the rear.

The first floor provides three bedrooms, all accessed from the landing and offering built in storage, providing useful space for clothing and personal belongings. The bedrooms are well proportioned and offer flexibility for family members, guests or those requiring a home office. The landing also benefits from additional storage cupboards, while the family bathroom and separate WC complete the accommodation on this level.

Outside, the property benefits from a generous front driveway providing off road parking for up to three vehicles, alongside low maintenance shingle garden space. The enclosed rear garden is mainly laid to patio, offering a practical and private setting for outdoor seating, entertaining or simply enjoying the garden without extensive maintenance. The property also benefits from 12 solar panels, which provide solar generated electricity alongside an income of approximately £1,100 per annum. The solar panels are subject to a leasehold arrangement, with approximately 10 years remaining.



Ground Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 93.6 sq. metres (1007.9 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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