



2 Evans Lombe Close, Repps With Bastwick

Minors & Brady



2 Evans Lombe Close

Repps With Bastwick, Great Yarmouth

A truly versatile home offering a detached annexe, games room and countryside views all within one impressive package. Set in an attractive position overlooking open farmland, this chain-free property provides flexible accommodation ideally suited to multigenerational living or those seeking additional work and leisure space. The main house offers generous reception areas, three double bedrooms and the option of a ground-floor fourth bedroom if required. Complementing the principal residence is a self-contained one-bedroom annexe bungalow alongside a substantial detached games room with cloakroom facilities. Wraparound gardens, driveway parking and a highly adaptable layout combine to create a rare opportunity for a wide variety of buyers.

- Substantial family home with detached annexe and separate games room
- Flexible accommodation ideal for multigenerational living arrangements throughout
- Three double bedrooms plus potential fourth bedroom if required
- Spacious living room, conservatory and versatile second reception room
- Agent's Note

This property will be sold freehold.

The main house is heated via an oil-fired central heating system.

The annexe benefits from LPG heating.

The games room is served by electric heating.

We understand the annexe was constructed with the appropriate Building Regulations approval from the local authority.





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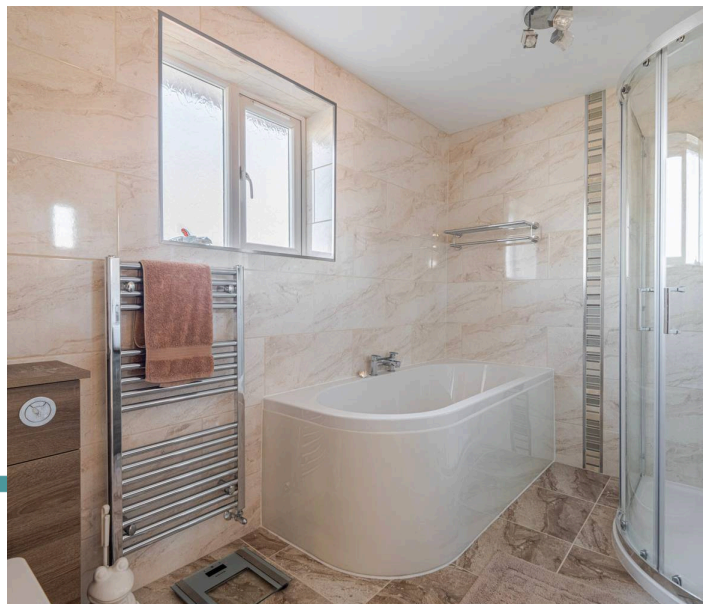
The Location

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, Repps With Bastwick

With pleasant views across open farmland, this highly individual property presents a rare opportunity to acquire a substantial family home with the added benefit of a detached annexe bungalow and separate games room. Offering exceptional flexibility, the accommodation is perfectly suited to multigenerational living, those seeking independent guest accommodation, or buyers requiring dedicated work and leisure spaces. Set within wraparound gardens and offered to the market chain free, the property combines generous living space with a versatile layout in a particularly attractive setting.



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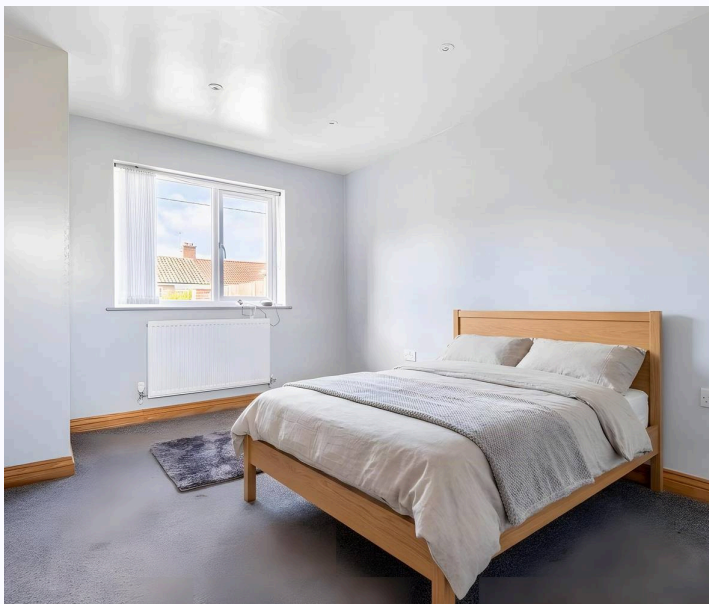
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The main residence is approached via a welcoming entrance hall that leads into a selection of well-proportioned reception spaces. The principal living room is filled with natural light thanks to windows on multiple elevations and enjoys attractive views towards the surrounding farmland. French doors open directly into the conservatory, creating a seamless flow between the living accommodation and garden beyond. Providing additional versatility, a second reception room currently serves as a sitting room but could equally function as a ground-floor bedroom, study or hobby room depending on individual requirements.

At the heart of the home, the kitchen and breakfast room offers a practical and sociable environment for everyday family life. Fitted with an extensive range of storage units and generous work surfaces, the room provides ample space for both cooking and informal dining. A useful utility area and cloakroom add further convenience, while the rear porch offers easy access to the outside spaces.

The first floor continues the property's impressive sense of space. Three generous double bedrooms are arranged around the landing, each benefiting from pleasant natural light and comfortable proportions. The principal bedroom enjoys far-reaching views and offers the potential for further enhancement if desired. The second bedroom is particularly spacious, having originally formed two separate rooms, while the third bedroom provides excellent flexibility for family members or guests.



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These rooms are served by a well-appointed family bathroom featuring both a separate shower and bath.

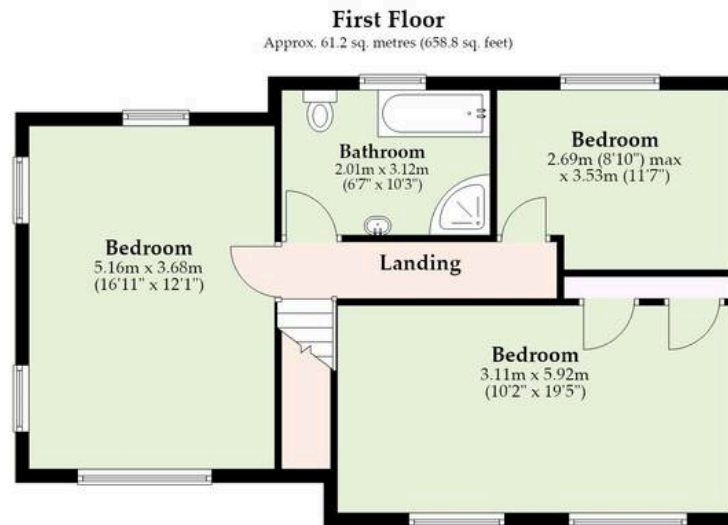
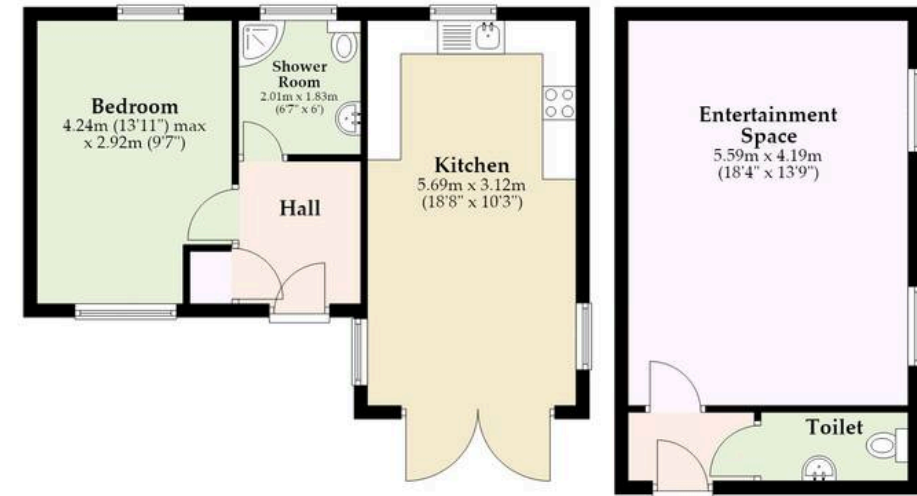
Complementing the main house is a detached annexe bungalow, ideal for relatives, dependent family members or visiting guests. Designed to provide independent living, the annexe includes its own entrance hall, an open-plan kitchen and living area, a double bedroom and a modern shower room. The bright living space benefits from French doors and windows overlooking the gardens, creating a light and welcoming atmosphere throughout.

Further enhancing the property's versatility is an impressive detached games room situated within the garden. Offering a substantial amount of space alongside a cloakroom, this building lends itself to a variety of uses including a games room, home office, studio, gym or entertaining space.

Outside, the property benefits from wraparound gardens that maximise the surrounding outlook and provide a variety of areas for relaxation and enjoyment. The front and side gardens enjoy a sunny aspect and create an attractive setting for outdoor seating, whilst the rear has been designed for ease of maintenance. Driveway parking provides practicality, and the overall plot enjoys a pleasant balance of privacy and openness.



M&B



Total area: approx. 199.1 sq. metres (2143.3 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.

Drawn and reduced using AutoCAD

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01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

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