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Eagle House, Eagle Road, Erpingham, Norfolk, NR11 7AD

Eagle House is an exceptional detached residence, meticulously renovated and modernised to an outstanding standard, offering a superb blend of contemporary design and family functionality. Nestled in the peaceful, semi-rural village of Erpingham, the property enjoys a tranquil setting with local amenities including a well-regarded primary school, village hall, historic St Mary's Church, and The Spread-Eagle—an inviting pub and restaurant. Additional shops, supermarkets, and leisure facilities are just four miles away in the popular market town of Aylsham.

Occupying a generous plot approaching half an acre, the property is set back behind a striking and uniquely decorative wall—a true focal point that must be seen in person. A horseshoe gravel driveway provides ample off-road parking and access to a garage, mature shrub borders, and a front lawn. To the side, a sun-soaked terrace offers an ideal space for relaxing or entertaining, while to the rear, a south-east facing garden enjoys privacy and tranquillity, framed by mature trees. The outdoor space also includes a timber storeroom and shed, and a large brick outbuilding, perfect for use as a games room, guest accommodation, home office or workshop.





- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- CLOSE TO LOCAL AMENITIES

- APPROX. EIGHT MILES TO COASTLINE
- AMPLE OFF-ROAD PARKING & GARAGE
- APPROX. NINETEEN MILES TO NORWICH

- FOUR BEDROOMS, MAIN WITH EN-SUITE
- STUNNING PRESENTATION THROUGHOUT
- SEMI-RURAL LOCATION WITH NEARBY WALKS

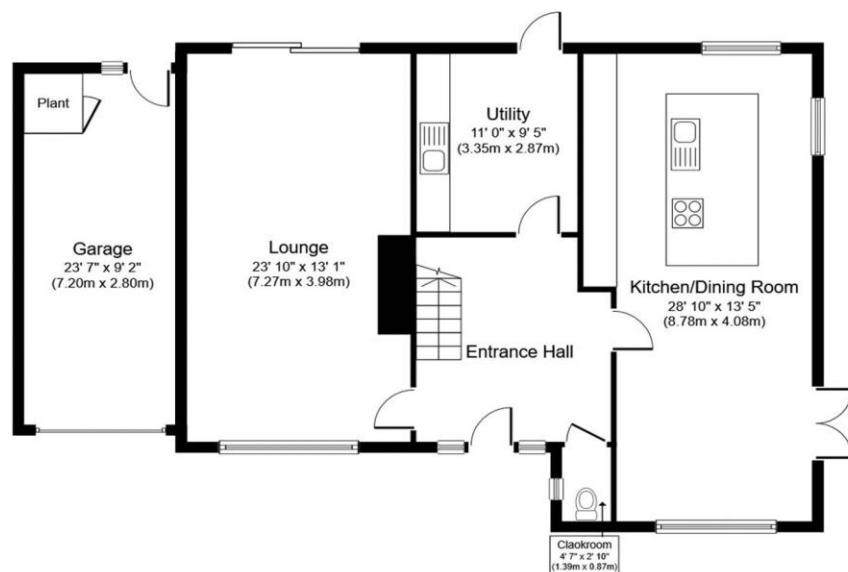
Inside, the property spans nearly 2,000 square feet of beautifully presented living space. The main entrance opens into a bright and welcoming hallway, from which separate doors lead to a cloakroom, a utility room, and a spacious family lounge with a feature fireplace and French doors opening out to the rear garden. At the heart of the home lies a stunning open-plan kitchen and dining room, designed for modern living and complete with bi-fold doors that extend to the side terrace, enhancing the connection between indoor and outdoor spaces. Upstairs, the first-floor landing provides access to a family bathroom with both bath and shower, and four well-proportioned bedrooms. Two benefit from built-in storage, while the principal bedroom boasts a stylish en-suite shower room.

Eagle House is ideally located for lovers of the great outdoors, with a network of country lanes popular among walkers and cyclists. The North Norfolk coast at Cromer, with its iconic pier, dog-friendly beaches, cafés and restaurants, lies just eight miles to the north. Meanwhile, the cathedral city of Norwich, approximately nineteen miles to the south, offers a wealth of historical landmarks, shopping, dining, and cultural experiences—from Norwich Castle and Elm Hill to its famed market and riverside walks.





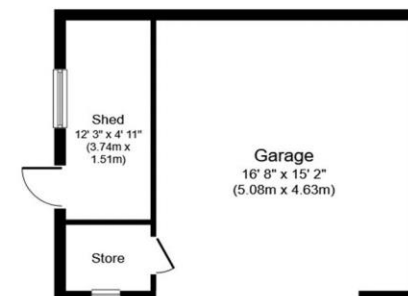
STOBART
& HURRELL



Ground Floor
Approximate Floor Area
954 sq. ft.
(87.8 sq. m.)



First Floor
Approximate Floor Area
945 sq.ft.
(87.8 sq.m.)

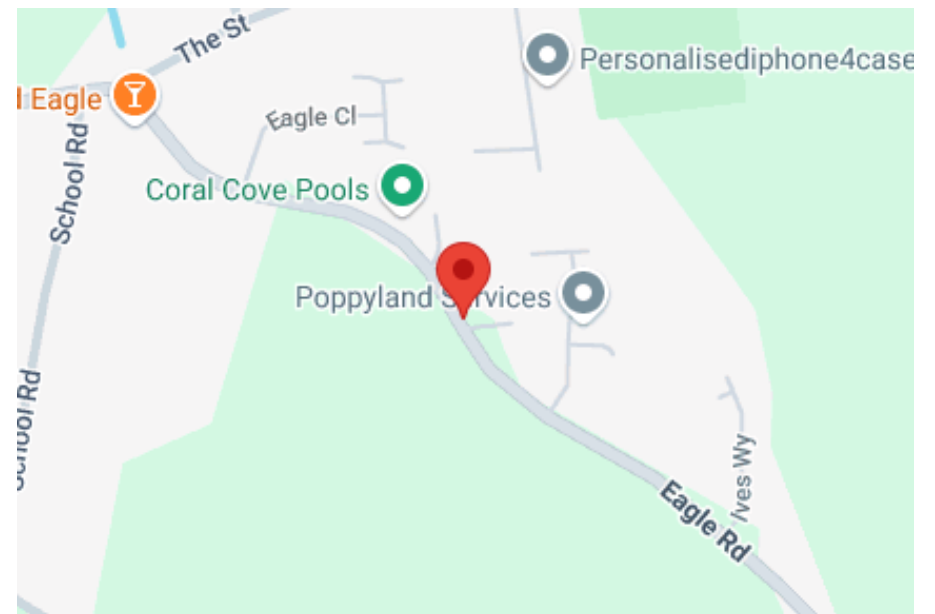


Outbuilding

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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