



THE STORY OF
Beck House
Erpingham, Norfolk

SOWERBYS



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Beck House

Erpingham, Norfolk
NR11 7QB

Detached Family Home

Large Private Garden

Ample Parking and Garage

Open Plan Reception Spaces

Utility Room

Conservatory

Flexible Accommodation

Contemporary Finishes Throughout

Two Bathrooms

Village Location

SOWERBYS HOLT OFFICE

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Thoughtfully maintained and finished with a modern, contemporary style throughout, this property offers both comfort and practicality for family living.

Approached via a generous gravel driveway, there is ample parking for up to six vehicles, along with an integral garage ideal for additional storage.

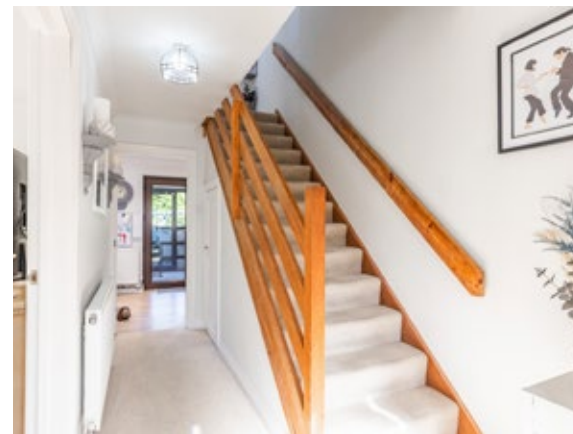
Inside, the home offers a choice of welcoming reception spaces, including a cosy lounge with feature fireplace, and a wonderful open-plan flow through the dining area, kitchen, and bright conservatory – perfect for both everyday life and entertaining. The kitchen is fitted with sleek contemporary units and integrated appliances, complemented by a useful utility room and a convenient downstairs shower room.

Upstairs, there are three generously sized bedrooms, each filled with natural light, along with a well-presented family bathroom.

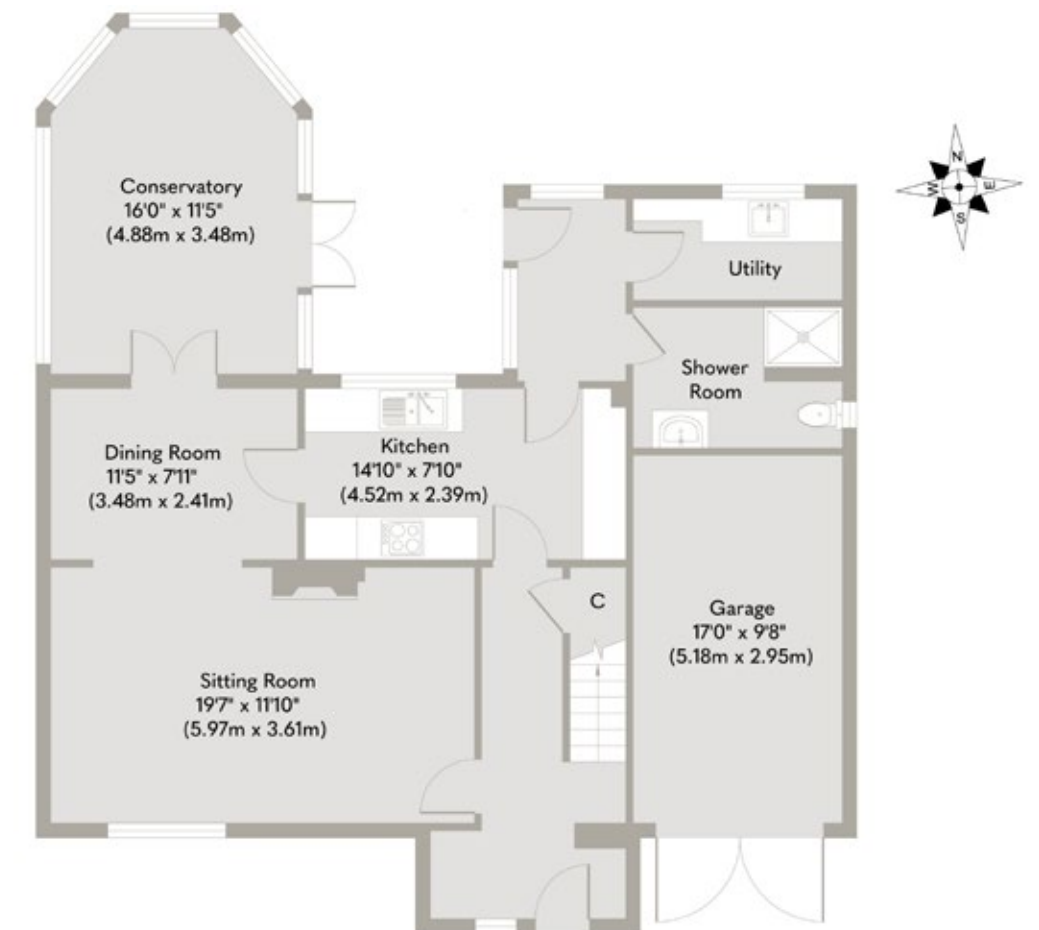
The outside space is another highlight – a large garden that enjoys a backdrop of trees and open green space, creating a private and tranquil setting.

“We love the conservatory, it feels like sitting in the garden all year, watching the wildlife in every season.”

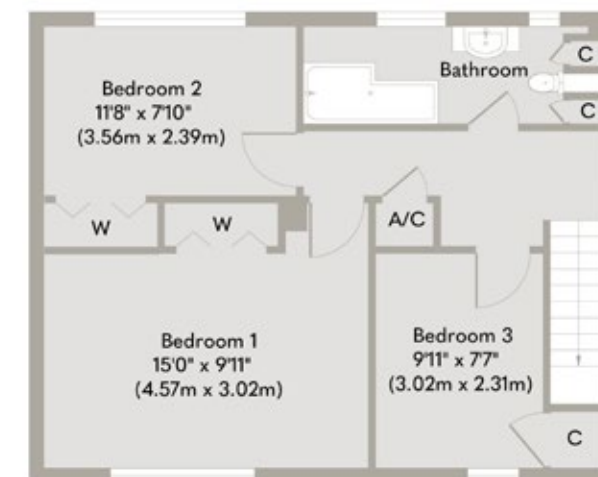
Beck House combines modern living with a desirable village location, making it an ideal family home or countryside retreat.







Ground Floor
Approximate Floor Area
910 sq. ft
(84.49 sq. m)



First Floor
Approximate Floor Area
531 sq. ft
(49.31 sq. m)

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. 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.

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Erpingham

QUIET COUNTRY LIVING

Erpingham is a charming village located in North Norfolk, with a rich history and a warm community atmosphere.

Erpingham boasts a close-knit community where neighbours often become friends. The village hosts various local events and gatherings, fostering a strong sense of belonging and community spirit.

Surrounded by beautiful Norfolk countryside, Erpingham provides stunning views and plenty of outdoor activities. There are numerous walking and cycling paths that allow residents to explore the picturesque landscapes, making it an excellent place for nature enthusiasts.

While Erpingham is a peaceful village, it's conveniently located near larger towns such as Aylsham and North Walsham, which offer a wider range of shops, schools, and healthcare facilities. It's easy to access everything you need while enjoying the tranquillity of village life. The local schools are well-regarded, providing children with solid educational foundations.

Living in Erpingham offers a blend of peaceful rural life and community spirit, making it a fantastic choice for anyone seeking a slower pace of life without sacrificing access to essential amenities. Whether you're a young family, a professional, or retiring, Erpingham has something to offer for everyone.



Note from the Vendor



“The area is so tranquil. We moved here in 2004 and made improvements such as building the conservatory and the garden.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2871-7490-2294-3435

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sedative.commented.lavished

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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