



Eagle Close, Erpingham, Norwich, NR11 7AW

welcome to

Eagle Close, Erpingham Norwich

Set within easy reach of the popular market town of Aylsham is this detached Bungalow, which enjoys 3 double Bedrooms, 2 Reception Rooms, Kitchen with added bonus of a Utility Room. Outside the property has ample off-road parking, plus Garage and is surrounded by garden mostly laid to lawn.



Description

Offered with No Onward Chain, is this deceptively spacious detached Bungalow set in a popular cul-de-sac location in the village of Erpingham offering a local pub, Village Hall & is approximately 3.5 miles from Aylsham which offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property enjoys internal accommodation to include Lounge, Dining Room, Kitchen, Utility Room, 3 Bedrooms (Main with En-Suite) & Family Bathroom. Outside offers ample off-road driveway parking, Garage & enclosed rear garden.

Entrance Hall

Half glazed uPVC front door opens into hall with storage cupboard, airing cupboard, security alarm activation pad and access to fully insulated loft with ladder & radiator.

Lounge

19' 6" x 11' 11" (5.94m x 3.63m)

Decorative stone surround fireplace enclosing a coal effect gas fire, two TV point, BT point, numerous electric points, ceiling and wall lights, radiator & large double glazed window with outlook to the rear garden. Double doors to Dining Room.

Dining Room

11' x 9' 7" (3.35m x 2.92m)

Door from the lounge, double glazed patio doors to the rear and doors through to kitchen, radiator, ceiling lights, TV point, BT point.

Kitchen

13' 9" x 9' 7" max (4.19m x 2.92m max)

Fitted kitchen with a range of Oak wall & base units, work surface over with inset sink and part tiled walls. Below counter integrated fridge and freezer units, dishwasher, electric oven, electric hob with external extractor fan, matching breakfast bar over an electric heater, ample wall sockets, two TV points, BT point, double glazed window with views over patio and the rear garden, doors from Dining Room through to the Utility Room.

Utility Room

8' 8" x 8' 8" (2.64m x 2.64m)

Large Utility Room with units to both side with space and vent for tumble dryer and plumbing for a washing machine. Oil fired boiler within tall storage cupboard, ample wall sockets, double glazed side window, half glazed uPVC door to the rear, access door to the integral garage.

Bedroom One

12' 2" max x 12' (3.71m max x 3.66m)

Master bedroom with large double glazed bay window to the front aspect, radiator, ceiling and wall lights, double wall sockets, TV point, BT point, door leading to en-suite.

En-Suite

Fully Tiled walls, Suite comprising shower cubicle, WC, hand basin with large vanity mirror with lighting and shaver point socket, radiator, BT point & double glazed window.

Bedroom Two

10' 10" x 9' 8" (3.30m x 2.95m)

Ceiling light, double sockets, TV point, BT point, radiator & double glazed window to the front aspect.

Bedroom Three

9' 6" max x 8' 5" (2.90m max x 2.57m)

Ceiling light, double sockets, TV point, BT point, radiator & double glazed window to the front aspect.

Bathroom

Fully tiled walls, Suite comprising WC, bath with mixer taps and shower attachment, hand basin, large vanity mirror with light and shaver point, double radiator and extractor fan.

Garage

Integral garage with electric roller door with manual override option, strip lighting, power sockets, integral door to utility room.

Outside

Lighting to the front and rear of the property with motion sensor operation, long personal driveway from the road leading to the integral garage providing ample parking for multiple cars.

Rear garden which is laid mostly to lawn with planted borders, summerhouse, storage shed, and screened oil tank. Large patio area accessed from the Dining Room and Utility Room.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Eagle Close, Erpingham, Norwich

- NO ONWARD CHAIN
- Detached Bungalow
- Lounge, Dining Room, Kitchen & Utility Room
- 3 Bedrooms - Main with En-Suite, Family Bathroom
- Ample Off-Road Parking & Garage with Electric Roller Door
- Oil fired Central Heating and hot water system
- Enclosed Rear Garden with Patio
- Sought after village location

Tenure: Freehold EPC Rating: D

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109364 - 0005

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william h brown



01263 735252



Aylsham@williambrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



[williambrown.co.uk](https://www.williambrown.co.uk)