



**Phoenix House Eagle Road, Erpingham Norwich NR11 7AD**

**welcome to**

**Phoenix House Eagle Road, Erpingham Norwich**

A 3 Bedroom, detached House in the popular village of Erpingham with accommodation to include 2 Reception Rooms, Cloakroom, En-Suite to Main Bedroom & a Family Bathroom. Outside has driveway parking, single Garage and enclosed rear garden. Viewing is highly recommended to appreciate the location!



### **Entrance Hall**

Wood effect floor, radiator, storage cupboard & stairs to first floor.

### **Cloakroom**

Suite comprising low level WC & wash basin. Wooden work top with plumbing for washing machine under, tiled floor, radiator & double glazed window.

### **Lounge**

16' 8" x 15' ( 5.08m x 4.57m )

Electric fire with surround, TV point, radiator & 2 double glazed windows to the front and side aspect. Double doors to Dining Room.

### **Dining Room**

12' 3" x 11' 6" ( 3.73m x 3.51m )

Wood effect floor, radiator, 2 double glazed windows & double doors to outside.

### **Kitchen**

13' 9" x 6' 10" ( 4.19m x 2.08m )

Fitted with a range of wall & base units, wood work surface over with tiled splash back and ceramic sink and drainer. Electric oven and electric hob with cooker hood over and breakfast bar. Tiled floor, radiator, double glazed window & door to outside.

### **First Floor Landing**

Airing cupboard, loft access & radiator. Doors to Bedrooms & Bathroom.

### **Bedroom One**

13' 4" x 12' 2" max ( 4.06m x 3.71m max )

TV point, radiator and double glazed window with stunning field views to the front. Archway to dressing area with 2 double wardrobes and window with field views. Door to En-suite.

### **En-Suite**

Part-tiled suite comprising WC, wash basin and 1 1/2 shower cubicle. Heated towel rail & double glazed window,

### **Bedroom Two**

11' 7" max x 10' 6" ( 3.53m max x 3.20m )

Radiator & rear aspect double glazed window.

### **Bedroom Three**

8' 10" x 7' 1" ( 2.69m x 2.16m )

Radiator & rear aspect double glazed window.

### **Bathroom**

Suite comprising WC, wash basin and p-shaped bath with shower over. Extractor fan, wood effect floor, heated towel rail & double glazed window.

### **Outside**

To the front of the property is a driveway, providing ample off-road parking and leads to a single Garage with up & over door, power, lighting & personal door to side.

To the rear is an enclosed garden laid to gravel with raised beds, flowers & shrubs.



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## Phoenix House Eagle Road, Erpingham Norwich

- Superb Detached House
- 3 Bedrooms - Main with En-Suite & Dressing Area
- Lounge with electric fire & Dining Room
- Updated Kitchen
- Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: C



# £375,000

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.localagent.com



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Property Ref:  
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