



John Franklin Way, Erpingham, Norwich, NR11 7AZ

welcome to

John Franklin Way, Erpingham, Norwich

Set in the sought after village of Erpingham is this superb modern home. This house enjoys 3 bedrooms, master with en-suite, lounge, kitchen/diner and outside offers a garage, parking and enclosed garden.



Entrance Hall

Front door opens into hall with stairs to first floor, under stair cupboard & Karndean flooring.

Cloakroom

Suite comprising low level WC & wash basin. Karndean flooring, tiled walls, radiator & double glazed window.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m)
Open fireplace with surround, TV point, radiator and 2 double glazed windows to

Kitchen / Diner

18' 7" x 11' 7" (5.66m x 3.53m)
Fitted with a range of wall & base unit, work surface over with tiled splash back and single sink & drainer unit. Electric oven and electric hob with cooker hood over and plumbing for washing machine/dishwasher. Karndean flooring, double glazed window & door leading to outside.

First Floor Landing

Airing cupboard and doors to Bedrooms & Bathroom.

Bedroom One

10' 11" max x 9' 1" max (3.33m max x 2.77m max)
Fitted triple wardrobes, radiator & double glazed window. Door to En-suite.

En-Suite

Suite comprising low level WC, wash basin & shower cubicle. Part tiled walls, extractor, shaver point & radiator.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)
Access to loft space, radiator & double glazed window.

Bedroom Three

9' 11" x 7' 5" (3.02m x 2.26m)
Radiator & double glazed window.

Bathroom

Suite comprising low level WC, wash basin and bath with mixer tap. Part tiled walls, wood effect vinyl flooring, radiator & double glazed windows.

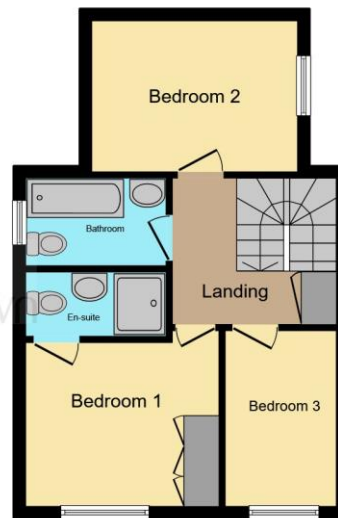
Outside

To the front of the property is a path leading to front door and garden laid to gravel.

The rear garden is paved with planted borders and has a Garage which offers parking in front.



Ground Floor



First Floor

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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John Franklin Way, Erpingham, Norwich

- Superb Modern house
- 3 Bedrooms, master with en-suite
- Open Plan Kitchen/Diner
- Off Road Parking
- Garage
- Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109932 - 0005

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