



Eagle Close, Erpingham, Norwich, NR11 7AW

welcome to

Eagle Close, Erpingham, Norwich

Set in a sought after cul-de-sac location in the village of Erpingham is this well presented detached bungalow. The property enjoys 3 bedrooms, master with en-suite, 2 reception rooms including Lounge with wood burner, ample parking, garage and gardens.



Description

Don't miss this spacious detached bungalow set in the highly sought after village of Erpingham. This property enjoys 3 bedrooms, master with en-suite, lounge with wood burner, dining room, kitchen and utility room. This property has oil CH and double glazed window and outside has front and rear garden plus a garage.

Entrance Hall

Radiator, loft access, airing cupboard.

Lounge

19' 3" x 13' (5.87m x 3.96m)

Double glazed window, wood burner inset to fireplace, Radiator, TV point.

Dining Room

11' 8" x 11' (3.56m x 3.35m)

Double glazed doors to outside, radiator, opens to Lounge.

Kitchen

13' x 9' 9" (3.96m x 2.97m)

Fitted with a range of wall and base level units, worksurface with tiled splashback, stainless steel sink and drainer unit, belling range cooker with hood over, integral fridge, tiled floor, double glazed window and opens to Utility Room.

Utility Room

13' x 7' 3" (3.96m x 2.21m)

Fitted with a range of wall and base level units, worksurface with tiled splashback, plumbing for washing machine, door to outside, stainless steel sink and drainer unit with mixer tap over, central heating boiler, tiled floor, radiator, double glazed window.

Bedroom 1

13' 6" Max x 12' (4.11m Max x 3.66m)

Built in wardrobes, fitted dressing table and bedside drawers, radiator, double glazed bay window to the front aspect.

En-Suite

Fitted with suite comprising shower cubicle, wash hand basin, low level WC, double glazed window, radiator.

Bedroom 2

11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window, radiator.

Bedroom 3

11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed window, radiator.

Bathroom

Fitted with suite comprising bath with shower over, low level WC, wash hand basin, radiator, double glazed window, extractor fan.

Outside

To the side of the property is a brick weave driveway leading to a single garage with up and over door. The rear garden is laid to lawn with well stocked borders.



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

- Superb Detached Bungalow
- 3 Bedrooms Master with En-Suite
- 2 Reception Rooms, Wood Burner in Lounge
- Kitchen & Utility Room
- Ample Parking & Garage
- Viewing Location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS108341 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



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



williamhbrown.co.uk