









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.

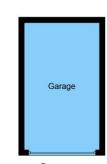
Bedroom 1

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.

Utility Living Room Dining Room Hall Bedroom 3 Bedroom 2





En-Suite

radiator.

Bedroom 2

Bedroom 3

Bathroom

Outside

borders.

11' 1" x 10' 1" (3.38m x 3.07m) Double glazed window, radiator.

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

Double glazed window, radiator.

glazed window, extractor fan.

Fitted with suite comprising shower cubicle, wash

hand basin, low level WC, double glazed window,

Fitted with suite comprising bath with shower over,

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

low level WC, wash hand basin, radiator, double

Garage

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

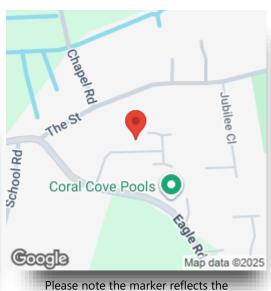
Council Tax Band: D

£375,000









Please note the marker reflects the postcode not the actual property

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Property Ref: AYS108341 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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