

Arnolds | Keys



7 Eagle Road, Erpingham, NR11 7AD

Guide Price £450,000

- DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- OFF ROAD PARKING AND SINGLE GARAGE
- FOUR DOUBLE BEDROOMS, ONE WITH ENSUITE
- POPULAR VILLAGE LOCATION
- FIELD VIEWS TO FRONT

7 Eagle Road, Erpingham NR11 7AD

Situated in the quiet village of Erpingham, approximately 4 miles from the traditional market town of Aylsham, this stylish detached residence benefits from four double bedrooms, one of which has an en-suite, multiple reception rooms, kitchen with separate dining room and utility. There is ample off road parking for multiple cars, garage and an enclosed rear garden.



Council Tax Band: E



DESCRIPTION

Upon entering the property, you are welcomed into a generous sized hallway which provides access to all the downstairs rooms. The dual aspect lounge is bright and spacious, with an attached garden room to the rear. The kitchen is of a generous size with a number of wall and base units, there is an adjoined utility with access to the rear garden. There is also a dining room off the hallway with enough room for seating the whole family. A downstairs cloakroom is situated off the hallway beside the front door. On the first floor the landing provides access to all four double bedrooms and family bathroom. An en-suite shower room is located off the principle bedroom.

The property is situated on a corner plot, with off road parking to the front, and shared driveway to the rear which allows access to the garage and a further parking space. The front of the property overlooks open fields, making this property perfect for those seeking a country lifestyle. The village of Epringham includes a number of amenities including a local pub, primary school and bus service. The traditional market town of Aylsham is situated around 4 miles south where there are further schools, restaurants and pubs and public transport links into the city of Norwich or to the Cromer coastline.

ENTRANCE HALL

UPVC double glazed door, carpet flooring, radiator. Access to all downstairs rooms.

CLOAKROOM

Wooden glazed frosted window, WC and hand wash basin, carpet flooring and radiator.

LOUNGE

Wooden glazed window, carpet flooring and two radiators. The brick surround fireplace has a stone hearth and wooden mantle; currently housing an electric fire but with the potential to install a wood burning stove. Sliding glass door to garden room.

KITCHEN

Comprising a range of wall and base units, Rangemaster Oven, built in dishwasher with space for freestanding fridge/freezer. Inset sink and drainer with mixer tap. Under unit lights, laminate flooring.

DINING ROOM

Wooden glazed window to front aspect, carpet flooring and radiator.

CONSERVATORY

UPVC double glazed construction with outlook over the garden, Laminate flooring and electric radiator. Double UPVC doors into garden.

UTILITY

Situated off the kitchen, comprising wall and base units with inset sink and drainer with mixer tap. Space for washing machine and tumble dryer. UPVC door for access to rear garden, heated towel rail and laminate flooring.

STAIRS TO;

LANDING

Access to all four bedrooms and family bathroom, carpet flooring and radiator.

BEDROOM 1

Wooden glazed window to rear aspect, built in wardrobes, carpet flooring and radiator.

EN-SUITE

Comprising a three piece suite, WC, hand wash basin and shower cubical with tiled splashback. Heated towel rail and laminate flooring. Wooden glazed frosted window to rear aspect.

BEDROOM 2

Wooden glazed window to front aspect, carpet flooring and radiator.

BATHROOM

Comprising a three piece suite, WC, hand wash basin and bath with tiled surround. Tiled affect laminate flooring and heated towel rail. Wooden glazed frosted window to front aspect.

BEDROOM 3

Wooden glazed window to front aspect, built in wardrobe, carpet flooring and radiator. Door to airing cupboard housing hot water cylinder, loft hatch to boarded loft space.

BEDROOM 4

Wooden glazed window to rear aspect, built in wardrobe, laminate flooring and radiator.

OUTSIDE

To the front of the property, the current owners have created space for ample off road parking, half shingle, half brick weave. Gate to rear enclosed and low maintenance rear garden, laid to shingle with seating area surrounded by mature shrubs and trees. The single garage can be accessed from the shared driveway to the rear of the property, it had an electric roller door (service required), in front there is another parking space.

AGENTS NOTES

Property is connected to mains drainage and oil fired central heating.

Council Tax Band: E

To the front of the property, the Oak Tree has a TPO (Tree Preservation order) in place. We have been told that this has regular maintenance by the council. It also sits on the boundary of the neighbouring property.



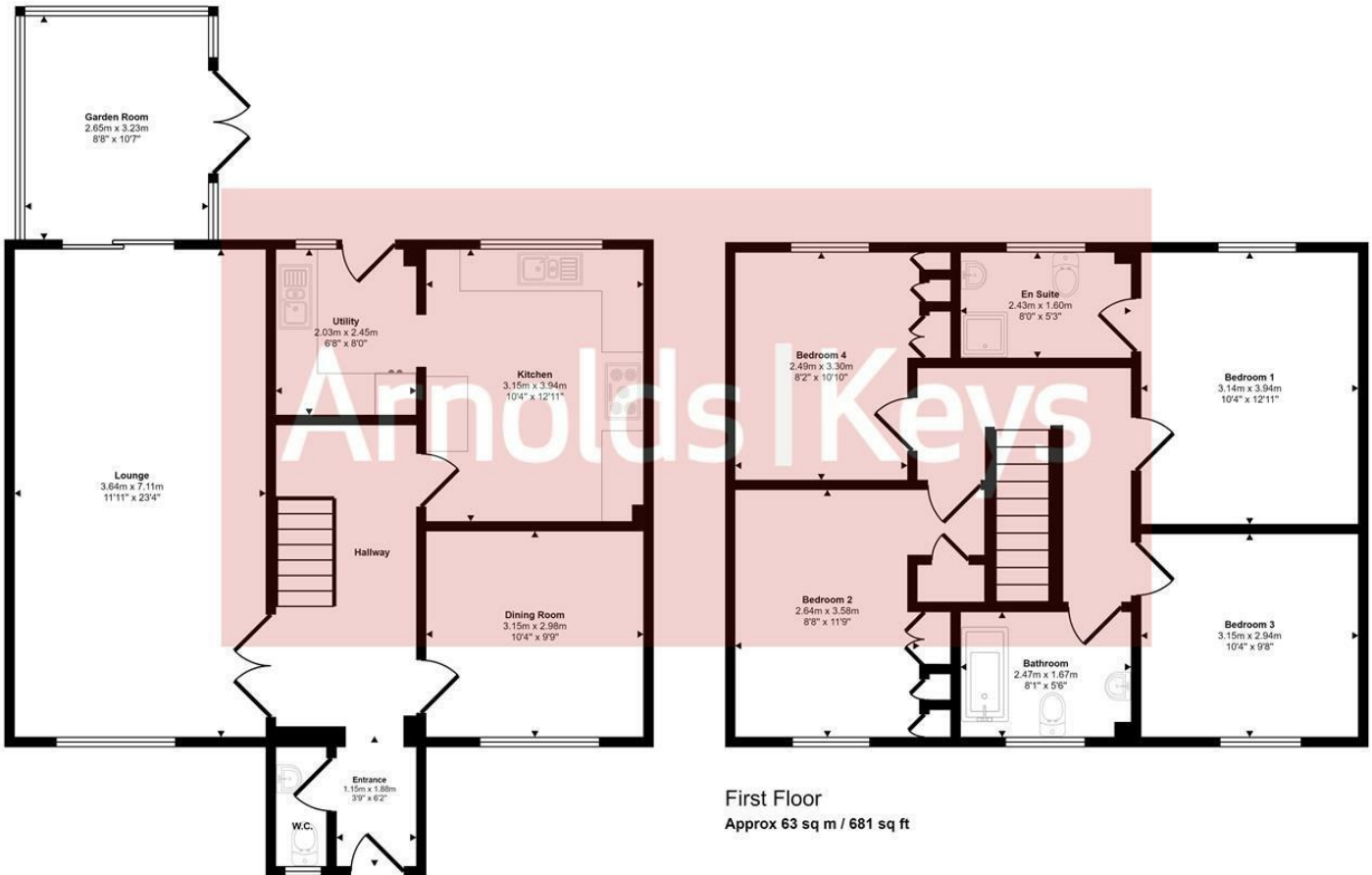
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Approx Gross Internal Area
141 sq m / 1519 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.