

# Arnolds | Keys



**Rosebank, Eagle Road, Erpingham, NR11 7AD**

Offers In Excess Of £400,000

- DETACHED BUNGALOW
- COUNTRYSIDE VIEWS
- WRAP AROUND GARDENS WITH VEGETABLE PLOT
- GARDEN ROOM
- SUBSTANTIAL 0.25 ACRE PLOT
- OFF ROAD PARKING
- IDYLIC VILLAGE LOCATION
- BEAUTIFULLY PRESENTED

# Eagle Road, Erpingham NR11 7AD

Nestled within the idyllic village of Erpingham, this beautifully presented two bedroom bungalow offers substantial accommodation and a peaceful retreat. Ideally located just 4 miles North of the market town of Aylsham and close to the North Norfolk Coast.

2 bedrooms, 1 bathroom, 2 sofas, Council Tax Band: D

Council Tax Band: D



## DESCRIPTION

A substantial two bedroom detached bungalow within the picturesque village of Erpingham enjoying countryside views. The property enjoys a generous wrap around garden, measuring approximately 0.25 acres to include a delightful vegetable garden; perfect for the keen gardener, and plenty of places to enjoy the sun in peace. Internally the property features bright and spacious accommodation to include an entrance porch, kitchen diner, living room with extended garden room, two bedrooms and a family bathroom.

Erpingham is a popular semi rural village just 4 miles from the market town of Aylsham with a host of local amenities from supermarkets, places to eat and schools. Erpingham is also within close reach of the North Norfolk Coast and offers plenty of countryside walks, along with a local pub.

## ACCOMMODATION

### FRONT ENTRANCE PORCH

UPVC double glazed door to front entrance, double glazed windows to front and side aspects, porcelain wood effect tile flooring, space for tumble dryer.

### KITCHEN DINER

UPVC door to front porch, dual aspect room with double glazed window to front and side, fitted with a range of wall and base units with worksurface over housing ceramic one and a half sink and drainer, integrated appliances include a 'Neff' dishwasher, 'Bosch' double oven and a fridge/freezer, space and plumbing for a washing machine, 'Bosch' electric induction hob with cooker hood over, vinyl flooring, radiator.

### HALLWAY

UPVC door to side entrance with double glazed window, built in storage cupboard with shelving units, carpet, radiator.

### BATHROOM

Double glazed window with obscured glass to side

aspect. Fitted with a four piece suite comprising panelled bath with mixer taps and mains shower head attachment, walk in double shower with mains connected shower and rainfall shower head, WC and wash hand basin fitted into vanity unit, heated towel rail, fitted storage cupboard, vinyl flooring.

### BEDROOM TWO

Double glazed window to side aspect, carpet, radiator.

### BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

### LIVING ROOM

A dual aspect room with secondary glazed window to porch and is open to the garden room. Wood burning stove with slate tiled hearth, vinyl flooring and radiator.

### GARDEN ROOM

Double glazed windows to front, side and rear aspects, UPVC French door to side, two Velux windows, vinyl flooring continued, radiator.

### EXTERNAL

To the front of the property there is a shingle driveway allowing access for ample off road parking. The mature, landscaped garden is of a generous size and is a gardeners dream. Measuring approximately 0.25 of an acre, the grounds include a kitchen garden with a range of raised beds and a polytunnel, a lawned area, paved seating area with a summerhouse; the perfect spot to enjoy the views of the garden in the sun. The garden boasts a range of mature shrubs, hedging and flowers, including rose bushes and fruit trees. The garden is also enclosed with a wrought iron gate and low level brick wall to the front.

### AGENTS NOTES

This property is Freehold.

Mains drainage, electric and water supplied.

Oil fired central heating.

Council tax band: D





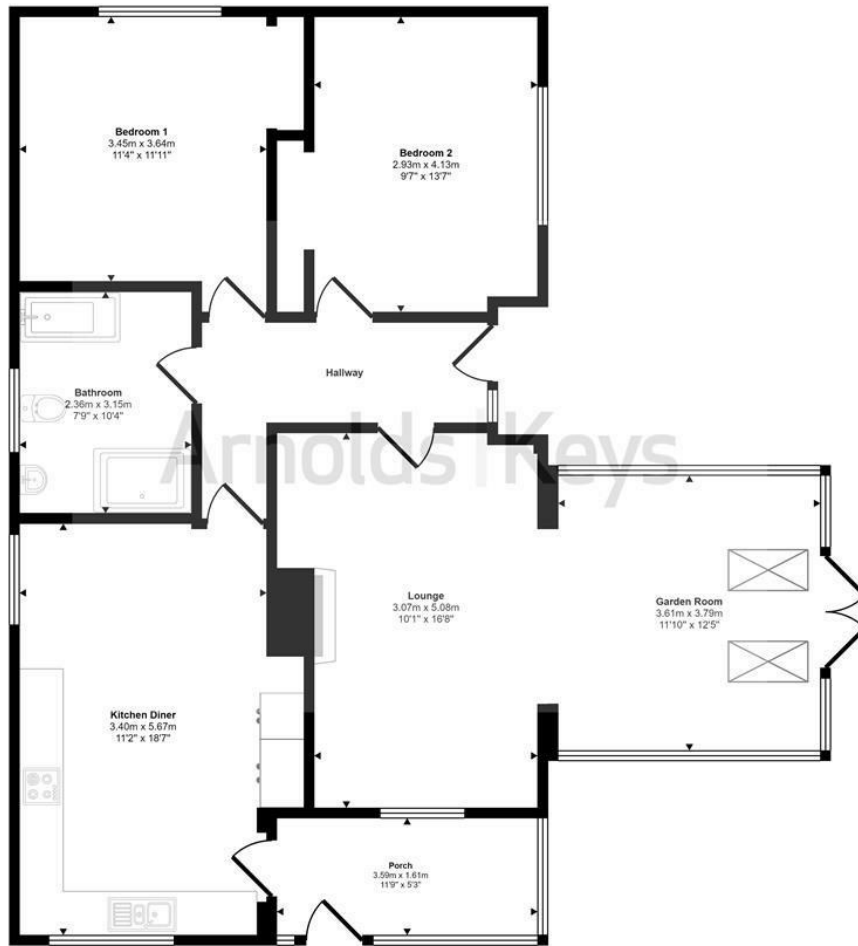
## Viewings

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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
104 sq m / 1120 sq ft



Floorplan

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 are 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.

