Arnolds | Keys

Spring Cottage, Chapel Road, Erpingham, NR11 7QJ

Offers Over £460,000

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- PARKING FOR SEVERAL CARS
- FOUR BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN

8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com

Spring Cottage, Chapel Road, Erpingham NR11 7QJ

This generous four bedroom detached home, is situated in the picturesque village of Erpingham and enjoys scenic views of grazing meadows to the front. The ground floor comprises a entrance hall, a bright dual aspect sitting room with a wood burner, a spacious kitchen, a playroom, a utility room and a shower room. Upstairs, a landing leads to four bedrooms and a family bathroom. Additional features include oil fired central heating and UPVC double glazing. Externally, the property provides ample off road parking and a private, enclosed garden.

4 2 3 D

Council Tax Band: D

DESCRIPTION:
This spacious four bedroom detached family home offers a bright and airy feel throughout, and is set in village of Erpingham. Spring Cottage benefits from picturesque rural views over grazing meadows to the front. The ground floor features an entrance hall, a double aspect sitting room with a fireplace and wood burner, a large kitchen, a play room, a utility room, and a shower room. Upstairs, the landing leads to four well proportioned bedrooms and a family bathroom. The property also boasts oil fired central heating and UPVC double glazing. Outside, there is off road parking for several cars and a private, enclosed rear garden.

LOCATION:
Erpingham is a charming and sought after village in North Norfolk, offering a village school and a well-regarded pub. It is nearby to St. Mary's Church, which has origins in the 14th and 15th centuries. Ideally situated for enjoying the stunning North Norfolk countryside, the village is just a short drive from the scenic coastline. Convenient access to the A140 connects Erpingham to the market town of Aylsham, Norwich International Airport, and the vibrant city of Norwich.

ENTRANCE HALL:
Wooden door with double glasses side window leads to front aspect, stairs to first floor, wooden flooring, radiator, entrances to lounge/diner, shower room, kitchen.

LOUNGE:
Two uPVC double glazed windows to front and garden aspects, two radiators, wooden flooring, fireplace with log burner, wooden mantle and pamment tile hearth.

SHOWER ROOM:
uPVC double glazed window to garden aspect, hand wash basin, WC, shower cubicle with shower connected to mains drainage, towel heater.

KITCHEN:
Two uPVC double glazed windows to front and rear aspects, parquet wood flooring, a range of wall and base units with counter over, space for oven with extractor over, space and plumbing for dishwasher, one and a half bowl sink with drainer, integrated fridge freezer.

PLAY ROOM/DINING ROOM:
Triple aspect with two uPVC double glazed windows to side and rear aspects, uPVC double glazed French doors lead to the garden.

UTILITY:
uPVC double glazed door to side access, space and plumbing for washing machine, stainless steel one bowl sink with drainer, wall and base units with counter over.

STAIRS TO FIRST FLOOR LANDING
Carpeted, entrances to bedrooms and family bathroom, airing cupboard

MAIN BEDROOM:
Two uPVC double glazed windows to front aspect, carpeted, radiator built in wardrobes.

BEDROOM TWO:
uPVC double glazed window to front aspect, radiator, carpeted,

BEDROOM THREE:
uPVC double glazed window to garden aspect, radiator, carpeted, built in wardrobes.

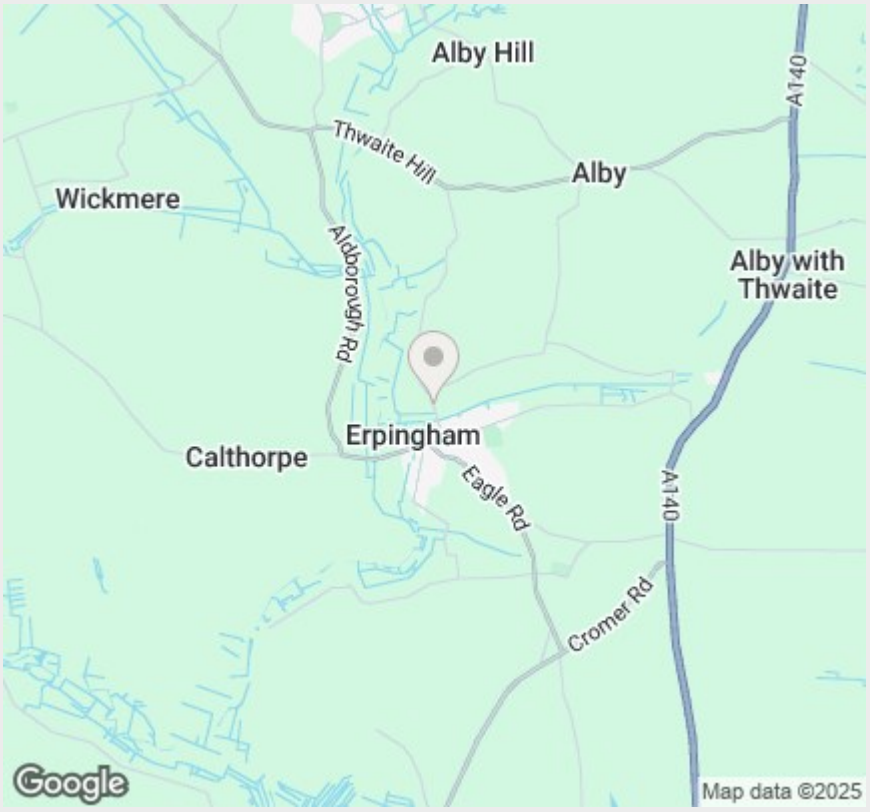
BEDROOM FOUR:
uPVC double glazed window to garden aspect, radiator, carpeted.

FAMILY BATHROOM:
uPVC double glazed windows to garden aspect, laminate tiles flooring, panelled bath with electric Triton shower over, glass shower screen, pedestal hand wash basin, WC, towel heater.

GARAGE
Double doors lead to driveway, electric meters.

EXTERNAL:
To the front is a driveway that leads to the garage as well as a shingle area enough for several cars, there is a side gate which leads to the enclosed garden. The garden is mostly laid to lawn, and surrounded by flower beds, there is also a patio area.

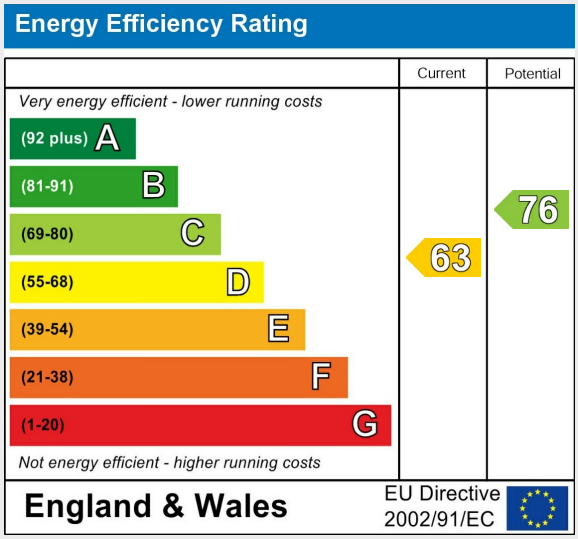
AGENTS NOTES:
Freehold
Oil fired central heating
Water and electricity connected
Mains drainage

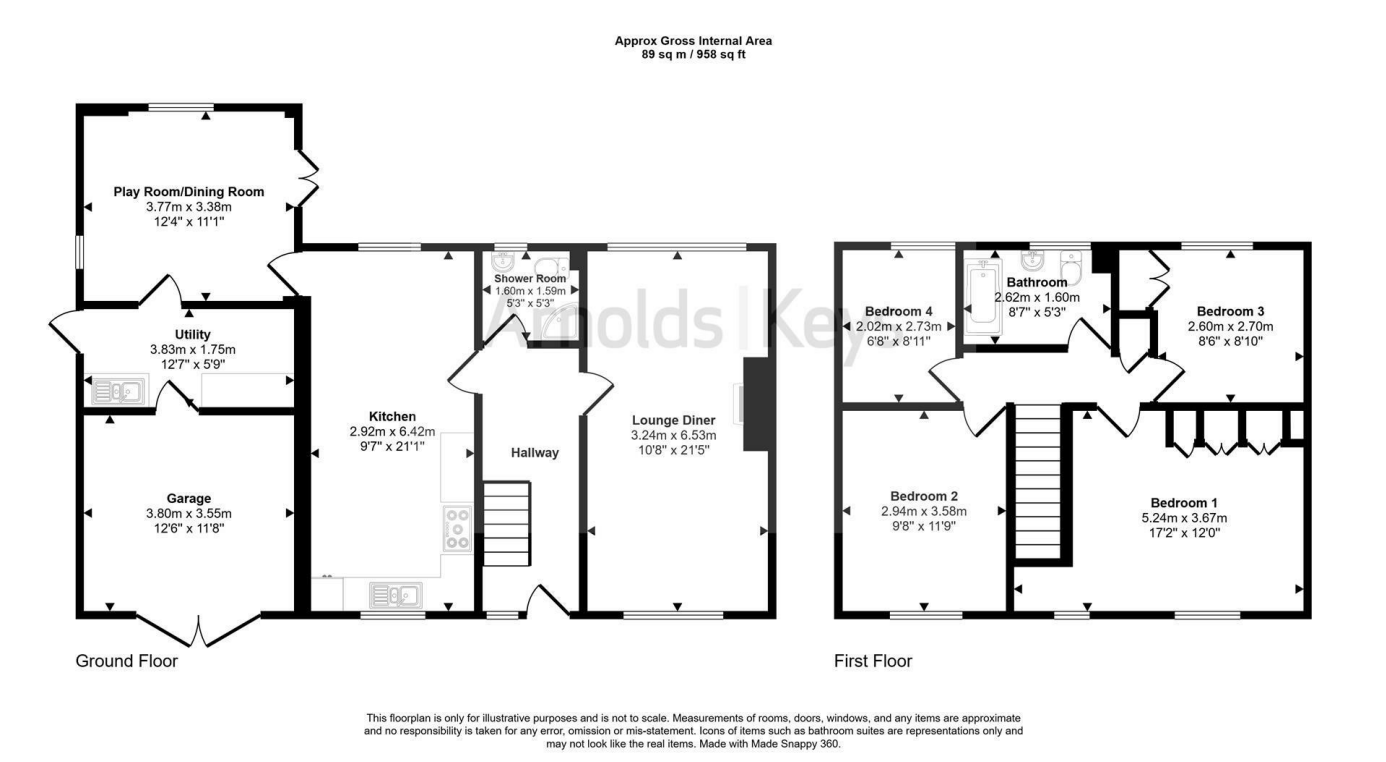


Viewings

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

EPC Rating:





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

PART OF MAYFAIR OFFICE.CO.UK

8 Market Place, Aylsham, NR11 6EH
01263 738444
county@arnoldskeys.com
www.arnoldskeys.com