



**11 Eagle Close, Erpingham, NR11 7AW**

**Guide Price £435,000**

- DETACHED FAMILY HOME
- OFF ROAD PARKING AND GARAGE
- BEAUTIFULLY PRESENTED
- FOUR BEDROOMS
- WELL MAINTAINED GARDENS
- IDYLIC VILLAGE LOCATION
- DUAL ASPECT LIVING ROOM
- QUIET CUL-DE-SAC POSITION

# 11 Eagle Close, Erpingham NR11 7AW

Nestled within a quiet cul-de-sac in the picturesque village of Erpingham, this substantial detached home offers bright and beautifully presented accommodation. The property boasts a peaceful and sunny rear garden with off road parking and a garage.



Council Tax Band: E



## DESCRIPTION

The property is ideally positioned within a quiet cul-de-sac in the idyllic village of Erpingham, close to the local market towns but surrounded by beautiful countryside. Internally, the property offers the perfect family home with a welcoming entrance hall leading to a dual aspect living room, dining room which is open plan to the kitchen, utility room and a ground floor cloak room. To the first floor there are four double bedrooms, one with an ensuite, and a modern shower room. The property offers beautifully maintained gardens that wrap around the side and to the rear, offering a peaceful spot to enjoy the sun throughout the day. The home further benefits from a large driveway providing ample off road parking and access to the garage.

## 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

uPVC door to main entrance, wooden flooring, stairs to first floor, cloakroom.

## CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, vanity unit with inset wash hand basin, vinyl flooring

## LIVING ROOM

A dual aspect room with double glazed window to front and double glazed French doors to rear decked area, carpet, inset wood burning stove with tiled hearth, two radiators.

## KITCHEN/DINER

Dual aspect room with double glazed window to rear and front aspect, dining area has hard wood flooring, radiator.

Kitchen is fitted with wall and base units with inset one and a half stainless steel sink and drainer, inset electric double oven with four ring hob and cooker hood over, space and plumbing for a dishwasher, integrated fridge. Door to:-

## UTILITY ROOM

uPVC door to rear and double glazed window to rear aspect, base units with worksurface over, inset

stainless steel sink and drainer, space and plumbing for washing machine, built in storage cupboard, space for free standing fridge freezer, radiator.

## FIRST FLOOR LANDING

Carpet, radiator, airing cupboard.

## SHOWER ROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising double shower cubicle with mains connected shower, vanity unit with wash hand basin, WC, radiator, vinyl flooring, extractor fan.

## BEDROOM FOUR

Double glazed window to front aspect, carpet, built in wardrobe, radiator.

## BEDROOM ONE

Double glazed window to rear aspect, radiator, built in wardrobe, carpet, door to:-

## ENSUITE

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower, WC, pedestal wash hand basin, vinyl flooring, radiator, extractor fan.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, built in wardrobes.

## EXTERNAL

To the side of the property is a brick weave driveway allowing for parking for multiple vehicles with access to the detached single garage with up and over door, power and lighting. There is a small patio seating area to one side of the property. There is an area of garden to the left hand side which is lined with a low lying picket fence and features a lawned area and range of mature shrubs. The rear garden is also mostly laid to lawn, with a pond and water feature, patio seating area, variety of shrubs and flowers and a shed.

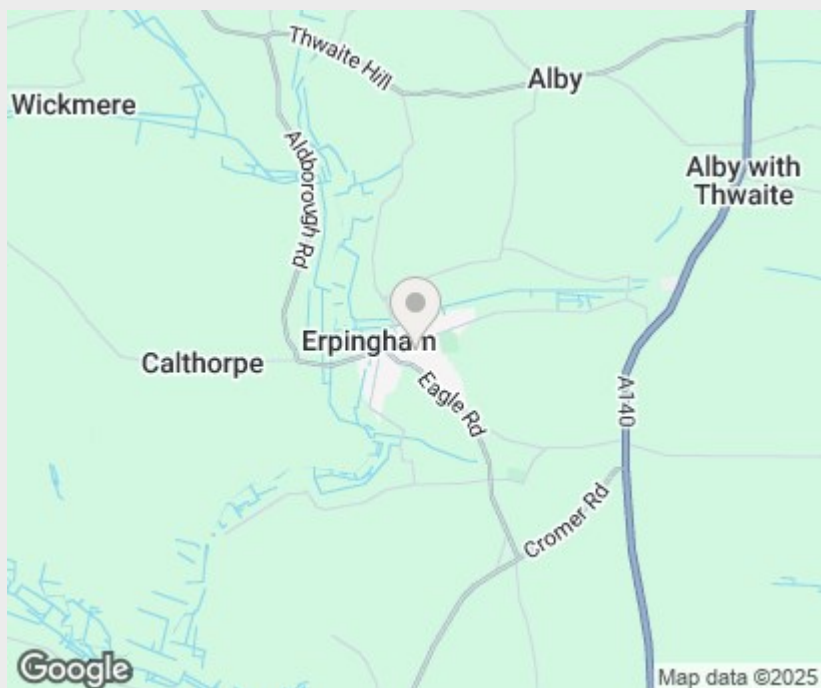
## AGENTS NOTES

This property is Freehold.

Council tax band: E

Mains drainage, electricity and water connected.

Oil fired central heating.



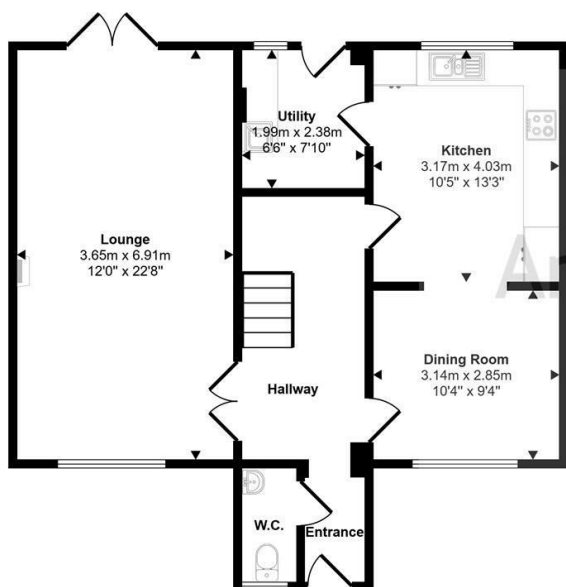
## Viewings

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

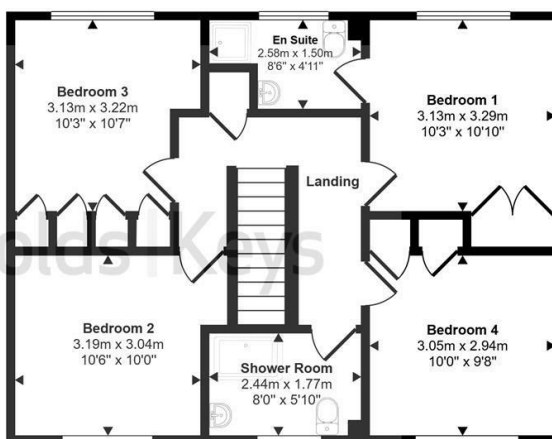
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	59	
(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

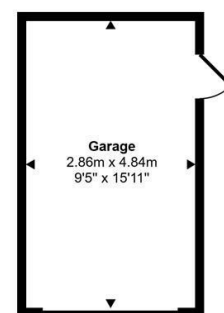
Approx Gross Internal Area  
145 sq m / 1557 sq ft



Ground Floor  
Approx 68 sq m / 727 sq ft



First Floor  
Approx 63 sq m / 682 sq ft



Garage  
Approx 14 sq m / 149 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, 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.

