

watsons



home for sale

**Low Wood, The Street
Erpingham, Norwich, NR11 7QB**

£325,000

Freehold

Viewing strictly by
prior arrangement
with the agents

01263 733881

A deceptively spacious and individual detached bungalow constructed in 2008 on an elevated plot with delightful landscaped, south facing rear garden in this favoured village north of the historic medieval market town of Aylsham.

- Spacious Sitting Room ● Well Fitted Kitchen/Dining Room ● Principal Bedroom with En-Suite
- Two Further Bedrooms ● Family Bathroom ● Home Office/Hobby Room
- Landscaped South Facing Rear Garden ● Oil Central Heating & Double Glazing
- Plenty of Parking ● Favoured Village North of Aylsham ● (Ref: NEE24705)

Data Protection Act

The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

watsons

58 Station Road, Sheringham Norfolk,

NR26 8RG

01263 823201

aylsham@watsons-property.co.uk

watsons-property.co.uk

Monday – Thursday 9am to 5.30pm

Friday 9am to 5pm

Saturday 9am to 4pm

property professionals since 1890 ● watsons-property.co.uk

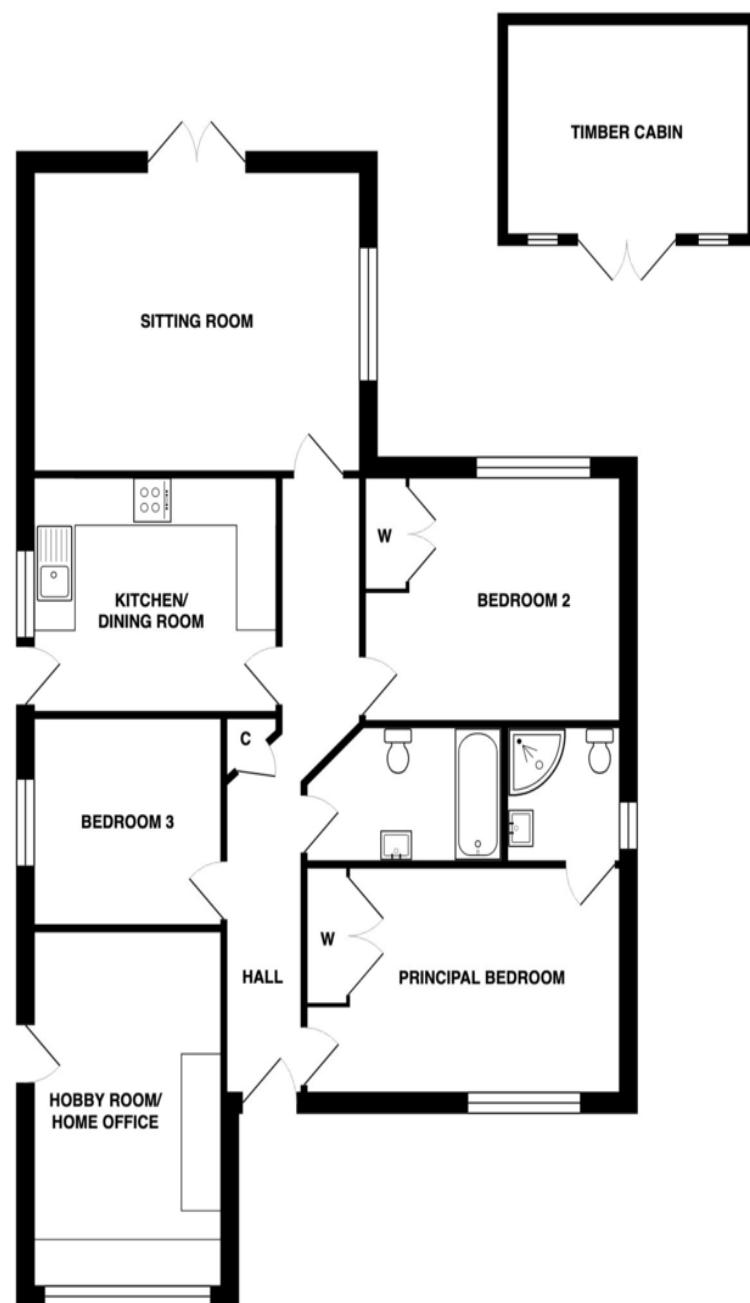
Regulated by RICS



Viewing (strictly by appointment with Watsons)

20 Red Lion Street, Aylsham, Norfolk, NR11 6ER | 01263 733881 | aylsham@watsons-property.co.uk

watsons



Total Area: 101.6 m² ... 1094 ft² (excluding timber cabin)
All measurements are approximate and for display purposes only

Low Wood, The Street Erpingham, Norwich, NR11 7QB

Location

The village of Erpingham is located approximately 3.5 miles to the north of Aylsham, 8 miles from Cromer and 16 miles from Norwich. Within the village is a primary school, pub/restaurant and a church. A good range of facilities can be found in nearby Aylsham.

The historic medieval market town of Aylsham has all the characteristics you would expect to find in any Norfolk market town, with its charming narrow streets and lanes to explore. The unspoilt market place has been holding a regular farmers market since the 1500s. There are varied examples of fine architecture dating back many centuries with a stunning church steeped in regional Norfolk history and boasts one of the largest concentrations of listed buildings in Norfolk. Aylsham is close to Blickling Hall, once home to the Boleyn family and plays host to a thriving tourist industry. On the Bure Valley Railway there is a narrow-gauge steam train which will take you to Wroxham or Coltishall.

There are several free car parks and a good variety of independent local shops including 3 supermarkets, 2 butchers, 2 doctors' surgeries, opticians, library, town hall and schooling for all ages up to 16

Description

constructed in 2008, this appealing, individual detached bungalow occupies an elevated plot and benefits from underfloor heating supplied from an oil fired boiler and uPVC double glazing throughout. The resulting EPC is an impressive C rating. From the road, it is impossible to fully appreciate the extent of the accommodation Low Wood has to offer. The well presented, bright and airy space has a sitting room at the rear with French doors opening to the garden with southerly aspect, a modern fitted kitchen/dining room with a door to the side, three bedrooms, two of which have built-in double wardrobes and the principal bedroom also benefits from an en-suite shower room. The present owners converted the garage into further accommodation ideal if you work from home or require space for a hobby. As you will see from our floor plan this space can only be accessed from outside.

The garden at the rear is a fantastic feature of the property. The attractive landscaping boasts an interesting variety of specimen shrubs and bushes with strategically placed seating areas and timber summer house/home office.

We highly recommend internal viewing to fully appreciate all this bungalow has to offer.

The accommodation comprises:

Reception Hall

Built-in part shelved cupboard, access to loft space (part boarded), cupboard, daylight tube, carpet.

Kitchen/Dining Room

12' 5" x 10' 2" (3.78m x 3.1m) (Side Aspect)
Comprehensively fitted and comprising single drainer stainless steel sink unit with cupboard under, space and plumbing for dishwasher, range of base cupboard and drawer units with work surfaces over, inset four ring Bosch electric hob with integrated AEG electric oven under, AEG extractor hood, part tiled walls, integrated fridge/freezer, matching wall cupboards with concealed lighting under, ceiling downlights, tiled floor, ceiling coving, half glazed door to the side.

Sitting Room

16' 7" x 12' 11" (5.05m x 3.94m) (Rear & Side Aspect)
Fire surround with electric living flame fire, coving to ceiling, carpet. French doors to rear garden.

Principal Bedroom

15' 10" x 9' 7" (4.83m x 2.92m) (Front Aspect)
To include a built-in double wardrobe, coving to ceiling, carpet, door to:-

En-Suite Shower Room

5' 9" x 5' 9" (1.75m x 1.75m) (Side Aspect)
White suite comprising fully tiled shower cubicle, pedestal hand basin, and low level WC, heated towel radiator, light & shaver point, extensively tiled walls, extractor fan, light pipe, ceiling downlights, tiled floor.

Bedroom 2

13' 0" x 8' 2" (3.96m x 2.49m) (Rear Aspect)
To include built in double wardrobe, carpet, coving to ceiling.

Bedroom 3

9' 6" x 8' 11" (2.9m x 2.72m) (Side Aspect)
Coving to ceiling, carpet.

Bathroom

9' 6" x 5' 10" (2.9m x 1.78m) 9' 6" x 5' 10" (2.9m x 1.78m)
Three piece suite comprising bath with mixer shower and glazed screen over, pedestal wash basin and low level WC. Stainless steel towel radiator, extensively tiled walls, extractor fan, daylight tube, ceiling spotlights, tiled floor.

Home Office/Hobby Room

14' 4" x 8' 6" (4.37m x 2.59m) (Front Aspt)
Accessed from the side of the bungalow. Extra wide wall to wall fitted desk with drawers, Fitted shelved tall cupboards, space for upright fridge/freezer, plumbing for automatic washing machine, Grant oil fired boiler which serves the central heating & hot water, inset ceiling downlights, vinyl flooring.



Outside

The front garden is laid to gravel providing plenty of parking for several vehicles with surrounding, pretty, well stocked borders of perennials, shrubs and bushes, bamboo and young tree. Conifer hedging to the front. Outside lighting and gated side access.

The pretty rear garden with southerly aspect has a paved patio adjacent to the bungalow accessed from the sitting room ideal for entertaining. The majority of the garden is laid to gravel for ease of maintenance, with well stocked beds and borders boasting a rich variety of spring flowers, Heather's, shrubs and bushes together with bamboo, conifer and hazel bushes adding real interest to the side garden. There is also a pear tree and climbing roses.

Outside lighting, power points and water. **TIMBER CABIN** ideal for use as a summer house or Home Office 12' 4" x 9' with double glazed windows and double doors to the garden, power, light, Dimplex electric panel heater and roller blinds. A paved area to the side of the bungalow with storage shed and work bench. A paved path with raised bed and porcelain sink with cold water supply leads to the side of the bungalow with gate to front garden.

Services

Electricity, mains water and drainage are available.

Local Authority/Council Tax

North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN

Tel:- 01263 513811

Tax Band:- C

EPC Rating

The Energy Rating for this property is C. A full Energy Performance Certificate is available on request.

Agents Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

What3words: cosmic.supplier.convinced

