



THE STREET

Calthorpe, Norfolk, NR11 7QR
Guide Price £285,000

BROWN & CO

LOCATION

Calthorpe is a small village within the parish of Erpingham. The much larger village of Erpingham is located immediately to the east which is home to The Spread Eagle public house whilst to the west is the villages of Wickmere and Wolterton with the popular Saracens Head public house. Nearby Aldborough benefits from a shop and doctors' surgery and the market town of Aylsham is short drive south with its range of schools and other facilities.

The cathedral city of Norwich is just eighteen miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A Victorian, semi detached two bedroom cottage situated in the village of Calthorpe. The property briefly comprises entrance hallway, living room with wood burning stove, kitchen, utility room and shower room on the first floor together with two double bedrooms on the first floor. The property sits on a corner plot with gardens to the front and rear and benefits from off road parking.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

SPECIFICATION

- Victorian Cottage
- Semi Detached
- Village Location
- Off Road Parking
- Gardens to Front & Rear
- Living Room with Wood Burning Stove
- Kitchen
- Utility Room
- Shower Room
- Two Double Bedrooms
- Oil Fired Central Heating
- No Onward Chain
- Investment Opportunity

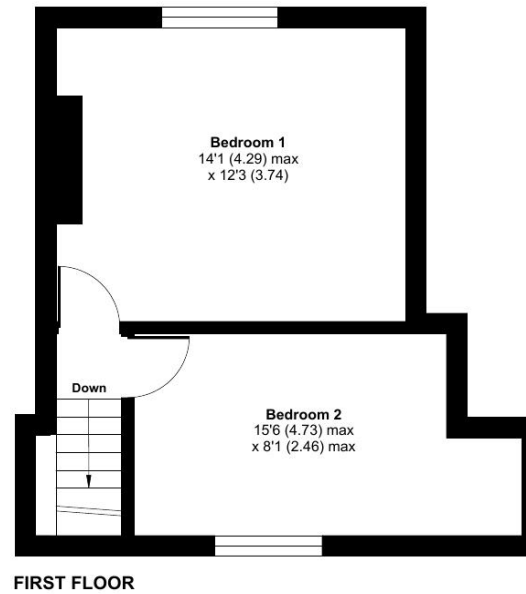
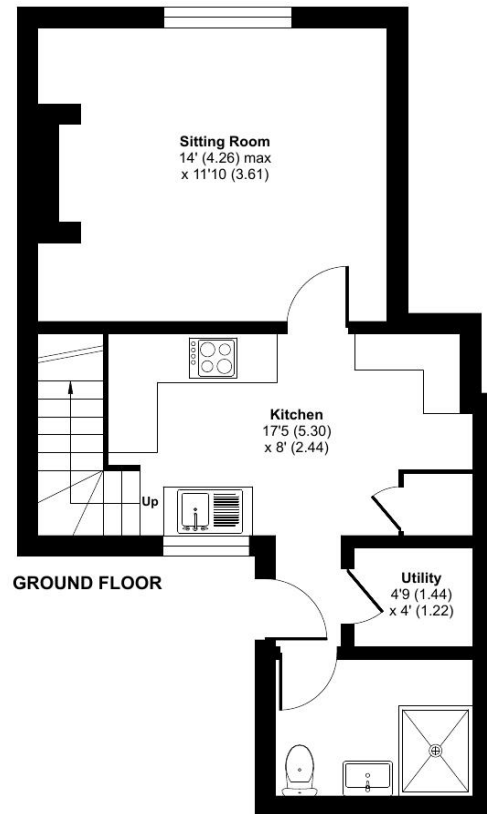




The Street, NR11

Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Brown & Co. REF: 1239048

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com

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