



**Eira, Brewery Road, Trunch, NR28 0PU**

**Guide Price £300,000**

- NO ONWARDS CHAIN
- SOUTH FACING REAR GARDEN
- GENEROUS PLOT
- COUNTRYSIDE VIEWS
- IDYLIC EDGE OF VILLAGE LOCATION
- AMPLE OFF ROAD PARKING AND GARAGE
- CLOSE TO LOCAL MARKET TOWN
- LIVING ROOM WITH FIRE PLACE

# Eira, Brewery Road, Trunch NR28 0PU

**\*NO ONWARD CHAIN\***

Situated within the picturesque North Norfolk village of Trunch next to open countryside, this four bedroom detached property offers practical and versatile accommodation, with off road parking, garage and generous front and rear gardens.



Council Tax Band: D



## DESCRIPTION

A deceptively spacious four bedroom detached property, ideally situated within the quiet and picturesque village of Trunch surrounded by open countryside. The ground floor accommodation comprises an entrance hall leading to a dual aspect living room with a fire place, kitchen/breakfast room with rear porch, bathroom, separate cloakroom and three double bedrooms. On the first floor is the principal bedroom with generous built in storage. Externally the property is situated on a spacious mature plot, with large front and rear gardens, ample off road parking and a garage. The property has been a much loved family home for many years and is now being offered to the market for the first time and with no onwards chain.

## ENTRANCE HALL

Timber door to front entrance, wooden parquet flooring, radiator.

## LIVING ROOM

A dual aspect room with windows to front and side aspect over looking fields, fireplace with decorative tiled surround and wooden mantel over, wooden parquet flooring and radiator.

## KITCHEN/BREAKFAST ROOM

Window to side aspect overlooking fields, wooden fronted base units with inset one and a half ceramic sink and drainer, space and plumbing for washing machine, electric oven and space for free standing fridge freezer, pantry cupboard with window to rear, timber door to rear porch, marble chip flooring, radiator, airing cupboard with shelving units.

## BATHROOM

Window with obscured glass to rear aspect, bath with mains connected shower head attachment, pedestal wash hand basin, heated towel rail, marble chip flooring.

## CLOAKROOM

Window to rear with obscured glass, WC, marble chip flooring.

## BEDROOM FOUR/RECEPTION ROOM

Window to front aspect, radiator, vinyl flooring.

## BEDROOM TWO

Window to side aspect, laminate flooring, radiator.

## BEDROOM THREE

Window to rear aspect, cork tiled flooring, radiator.

## FIRST FLOOR

Window to side aspect, wooden flooring.

## BEDROOM ONE

Window to side aspect, built in wardrobe leading to eaves storage cupboard, wooden flooring.

## EXTERNAL

To the front the property is approached via a long driveway providing parking for multiple vehicles, with a lawned area to the side and variety of established trees and shrubs. A timber gate provides side access to the rear garden which is ideally South facing and laid to lawn with access to the garage which has an up and over door, power and lighting.

## LOCATION

Trunch is a charming and traditional North Norfolk village known for its pretty cottages and historic 15th-century St. Botolph's Church. The village offers a peaceful, rural lifestyle with village hall, pub and a network of countryside footpaths; ideal for walking and exploring. Just a few minutes' drive away, the vibrant market town of North Walsham provides a wider range of amenities including supermarkets, independent shops, cafés, leisure facilities and schools. The stunning North Norfolk coastline, with beaches at Mundesley and Trimingham, is also close by. North Walsham's railway station offers regular services to Norwich and Sheringham, and the city of Norwich approximately 25 miles away.

## AGENTS NOTES

This property is Freehold.  
Mains electricity and water connected.  
Oil fired central heating.  
Council tax band: D  
Solar Panels with feed in tariff.



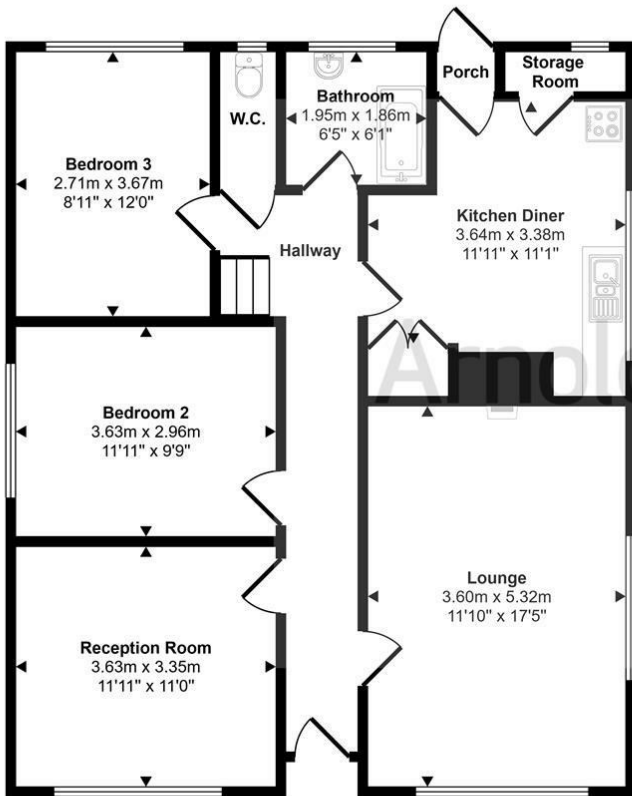
## Viewings

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

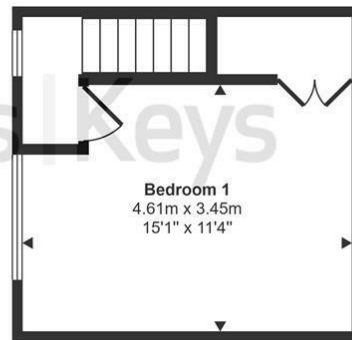
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

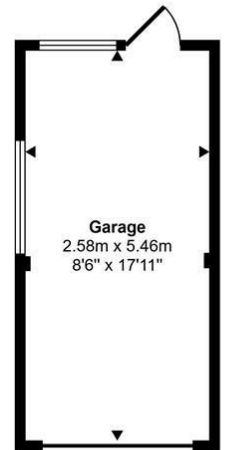
Approx Gross Internal Area  
122 sq m / 1312 sq ft



**Ground Floor**  
Approx 87 sq m / 941 sq ft



**First Floor**  
Approx 20 sq m / 220 sq ft



**Garage**  
Approx 14 sq m / 151 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.

