



OFFERS OVER

£425,000

Blacksmiths Lane, Erpingham, NR11 7QF

Arnolds | Keys



THE PROPERTY

Blacksmiths Lane, Erpingham, NR11 7QF

NO ONWARDS CHAIN Designed with versatility in mind, the spacious and adaptable layout can easily be configured as either a four-bedroom home with three reception rooms or five bedrooms with two reception area, making it ideal for growing families, multi generational living or those needing space to work from home. The property is tucked away at the end of a private road within the popular village of Erpingham; surrounded by countryside and close to local market towns and the coast. Internally, the property presents an ideal blank canvas with a large entrance hall leading to a triple aspect living room, kitchen, family bathroom, a study, dining room, utility room and three bedrooms to the ground floor, one with an ensuite cloakroom, and a further double bedroom to the first floor. Externally, the property boasts a parking area with access to the double garage and mature gardens wrapping around the property.



4



1



3



E



E

THE DETAILS

Property Details

DESCRIPTION

ENTRANCE HALL

Timber door to front entrance, radiator, stairs to first floor, airing cupboard.

LIVING ROOM

Triple aspect room with double glazed windows to side and rear aspect and double glazed double doors to side patio, two radiators, feature fireplace with brick surround.

BEDROOM ONE

Double glazed window to side aspect, radiator, door to:-

ENSUITE CLOAKROOM

Double glazed window with obscured glass to rear aspect, WC, pedestal wash hand basin, tiled flooring.

STUDY/BEDROOM FIVE

Double glazed window to rear aspect, radiator.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath, cubicle with electric shower over, WC, pedestal wash hand basin, tiled flooring, extractor fan, radiator.

KITCHEN

Double glazed window to rear aspect, fitted with wall and base units, double stainless steel sink and drainer, space for free standing gas oven, under counter fridge, tiled flooring, radiator.

UTILITY ROOM

Double glazed window with obscured glass to rear aspect, radiator, tiled flooring, oil fired boiler.

BEDROOM THREE

Double glazed window to side aspect, radiator.

DINING ROOM

Double glazed window to front aspect, radiator.

BEDROOM FOUR

Double glazed window to front aspect, radiator.

FIRST FLOOR LANDING

Door to eaves storage and bedroom two.

BEDROOM TWO

Two double glazed Velux windows to rear aspect, built in eaves storage.

EXTERNAL

To the front the property features a shingle parking area with access to the double garage which has up and over doors, power and lighting. The garden wraps around the side and rear of the property and is mainly laid to lawn with a range of mature shrubs.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

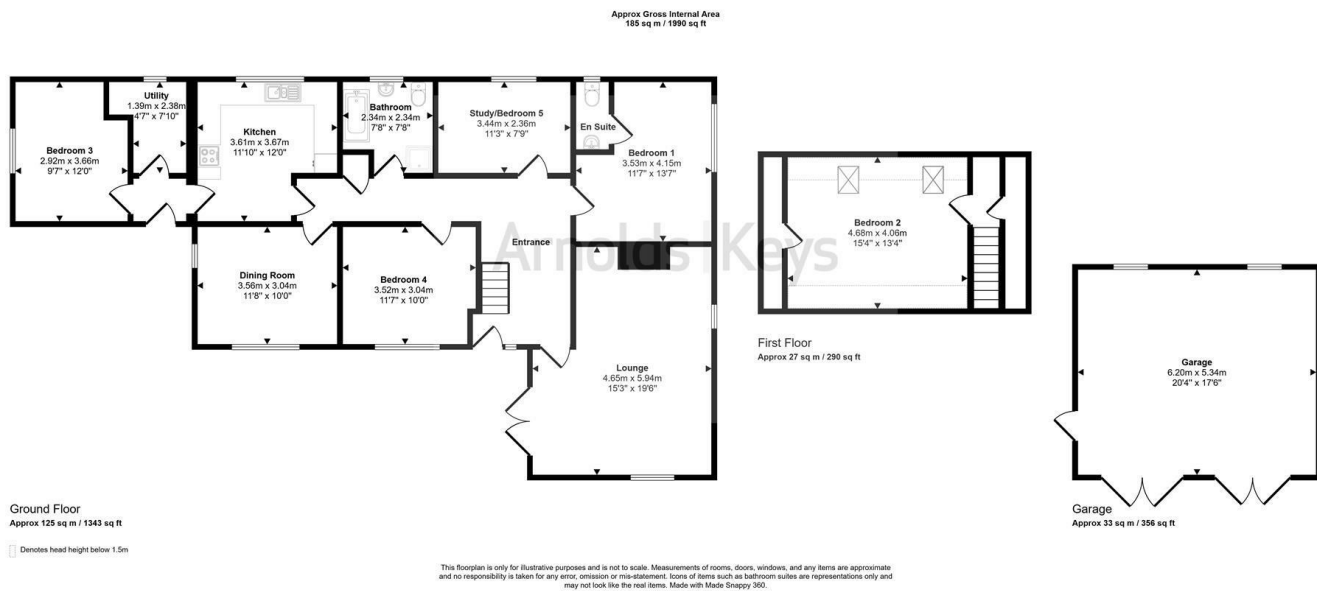
Council tax band: E

LOCATION

The property is positioned on a quiet lane within the popular village of Erpingham, just over 3 miles north of Aylsham and 15 miles north of the City of Norwich. The village itself offers a local pub, village hall, primary school and is surrounded by countryside providing plenty of scenic walks. Erpingham is also within easy reach of the beautiful North Norfolk Coast and is less than 10 miles from the popular seaside town of Cromer.



Location



Contact Us

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

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