



Eagle Road, Erpingham, Norwich, NR11 7AD

welcome to

Eagle Road, Erpingham, Norwich

This is a stunning extensively renovated executive detached home. The property enjoys 4 Bedrooms, main with re-fitted En-suite, the property further enjoys a re-fitted Kitchen, Utility Room, Bathroom and Cloakroom. Outside has 2 driveways, garage, gardens and No Onward Chain!



Description

Don't miss this extensively renovated modern home set in the highly sought after village of Erpingham. This property has been updated throughout to enjoy a re-fitted open plan Kitchen/Diner, Bathroom, En-suite, Utility Room & Cloakroom. The property has been redecorated, has new flooring and benefits from further accommodation to include 4 Bedrooms, main with En-suite and double aspect Lounge with media wall. Outside offers ample parking via 2 driveways, front and rear gardens, field views from the first floor and is offered with No Onward Chain.

Reception Hall

Herringbone wood effect vinyl flooring, radiator, stairs to first floor, double doors to Lounge & doors to Kitchen.

Re-Fitted Cloakroom

Re-fitted with suite comprising low level WC, wash hand basin, radiator, wall panelling, double glazed window & Herringbone wood effect vinyl flooring.

Lounge

23' 2" x 12' (7.06m x 3.66m)

Double aspect room with double glazed window to the front aspect and double door to the rear garden, media wall with lighting and TV point, built in electric fire & spotlights.

Re-Fitted Kitchen/Diner

23' 2" x 10' 4" max (7.06m x 3.15m max)

Re-Fitted with a range of wall and base level units, wooden worktops with matching upstand, twin butler sink with mixer tap over, integral dishwasher, integral fridge/freezer, electric range cooker with stainless steel splashback and double hood over. Spotlights, radiator, TV points, telephone points and Herringbone wood effect vinyl flooring. Double aspect room with double glazed windows to the front & rear and opens to the Utility Room.

Re-Fitted Utility Room

8' 8" x 6' 9" (2.64m x 2.06m)

Re-fitted with a range of wall and base level units, wood effect worktops with tiled splashback, stainless steel sink and drainer unit, space for washing machine and tumble dryer, Herringbone wood effect vinyl flooring, radiator and door to outside.

First Floor Landing

Doors to Bedrooms and Bathroom and spotlights.

Bedroom One

12' 11" x 10' 4" (3.94m x 3.15m)

Double glazed window to the rear aspect, wall lights, radiator & TV point.

Re-Fitted En-Suite

Re-Fitted with large walk-in shower with shower attachment and drench head over, wash hand basin/vanity unit, touchscreen mirror with light, double glazed window, Herringbone wood effect vinyl flooring, spotlights and extractor fan.

Bedroom Two

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed window to the front aspect, radiator & TV point.

Bedroom Three

11' 8" x 8' 9" + recess (3.56m x 2.67m + recess)

Double glazed window to the front aspect, radiator, fitted wardrobes & airing cupboard.

Bedroom Four

11' x 8' 7" to wardrobe (3.35m x 2.62m to wardrobe)

Double glazed window to the rear aspect, radiator, fitted wardrobes & TV point.

Re-Fitted Bathroom

Re-fitted with stylish suite comprising L-shape bath with shower over, wash hand basin/vanity unit, low level WC, spotlights, extractor fan, Herringbone wood effect vinyl flooring and double glazed window.

Outside

To the front of the property is a generous brick weave driveway providing ample off-road parking, the front garden has a path to the front door and raised beds.

To the rear is a personal door to the Garage, lawned garden and raised borders.

There is access to a second driveway to the rear which has access the garage (via Eagle Close), with a re-fitted Garage up and over door. To the right hand side of the property is a gate giving access to a further area with a raised area, oil central heating boiler and shed.

Location

Erpingham is a small, picturesque village located in North Norfolk, England. Nestled within the scenic countryside near the market town of Aylsham, it is known for its rural charm, historic buildings, and peaceful surroundings. The village is home to the 14th-century Church of St Mary, associated with Sir Thomas Erpingham, a notable figure in English history. Erpingham offers a quiet, community-focused atmosphere and serves as a lovely base for exploring the North Norfolk coast and the Norfolk Broads.



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welcome to

Eagle Road, Erpingham, Norwich

- No Onward Chain
- 4 Bedrooms - Main with Re-Fitted En-Suite
- Re-fitted Kitchen, Bathroom, Utility & Cloakroom
- Extensively Renovated Throughout
- Open Plan Kitchen/Diner
- Lounge with Media Wall
- Detached Garage, and Gardens
- Two Driveways

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of
£435,000



Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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