



**It'll Do, The Street, Erpingham, Norwich, NR11 7QB**

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## **It'll Do, The Street, Erpingham, Norwich**

This is a 2 Bedroom detached bungalow offered with No Onward Chain in the sought after village of Erpingham. This property is deceptively spacious and enjoys 2 large Reception Rooms, updated Shower Room and outside has ample parking, gardens and double Garage.



## Description

Offered with No Onward Chain don't miss this deceptively spacious detached bungalow set in the highly sought after village of Erpingham. This property enjoys 2 Bedrooms, 2 large Reception Rooms and an updated Shower Room. The property has a large driveway, double Garage (part used as a store) and generous gardens. This property has fantastic scope for updating (stpp) and viewings are highly recommended to appreciate the space this property has to offer.

## Entrance Porch

uPVC front door opening into the porch, wood effect floor, window and door to Inner Hall.

## Inner Hall

Doors to Bedrooms, Kitchen, Bathroom & Dining Room. Two radiators & loft access, mirror-fronted storage & double cupboard.

## Bedroom One

Fitted wardrobe and bridge over bed, double glazed window & radiator.

## Bedroom Two

Double glazed window, radiator, mirror-fronted wardrobe.

## Shower Room

Updated to include corner shower, low level WC, wash hand basin vanity unit, heated towel rail, double glazed window, tiled floor and spotlights.

## Kitchen

Fitted with a range of wall and base level units, work surface with tiled splashback and circular sink, electric hob, electric oven, plumbing for washing machine and houses central heating boiler. Double glazed window to the front aspect.

## Dining Room

Radiator, double glazed sliding doors to outside & arch to Lounge.

## Lounge

Double glazed window to the front aspect, single glazed window to the side aspect, LPG gas fire with surround, TV point & radiator.



Total floor area 116.2 m<sup>2</sup> (1,251 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)

## Outside

To the front of the property is a lawned garden with well-stocked borders, the driveway proceeds along the side of the bungalow leading to a double garage with up and over doors (please note the garage has been partitioned in the back corner into an outside store accessed externally).

The rear garden has a patio terrace with steps down to the main garden which is laid to lawn with planted shrubs, plant borders and summerhouse.

## Location

Erpingham is a small, historic village in north Norfolk, about 3 miles north of the sought after Historic Market town of Aylsham. Set in quiet rural countryside, it has Anglo-Saxon origins and is best known as the birthplace of Sir Thomas Erpingham, a commander at the Battle of Agincourt. The village features the 14th-century Church of St Mary, a traditional pub, and a close-knit community, giving it a peaceful, classic Norfolk village character.



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## It'll Do, The Street, Erpingham, Norwich

- Deceptively Spacious Detached Bungalow
- 2 Bedrooms + 2 Reception Rooms
- No Onward Chain
- Double Garage, Ample Parking
- Superb Scope to Update
- Village Location

Tenure: Freehold EPC Rating: F

Council Tax Band: D

**£325,000**



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Property Ref:  
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