



**Low Wood, The Street, Erpingham, Norwich, NR11 7QB**

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## Low Wood, The Street, Erpingham, Norwich

Don't miss this superb 2007 built detached Bungalow set in the popular village of Erpingham. This property offers 3 Bedrooms, main with En-suite, double aspect Lounge, fitted Kitchen and Bathroom. The Garage is converted into a Hobbies/Study/Utility and outside has parking and gardens with a studio.



## Description

Set in the highly sought after village of Erpingham is this 2007 built detached Bungalow. Built to a high specification this property offers a flowing layout that includes 3 Bedrooms, main with En-suite, well equipped Kitchen, double aspect Lounge and has had the Garage converted to offer a further Hobbies/Study/Utility Room. The property features also include double glazed windows, oil central heating and underfloor heating. Outside this home has ample parking to the front with delightful gardens to the rear with an outside timber Studio.

## Entrance Hall

Spotlights, Sun Tunnel, loft access, coats/storage cupboard, double glazed window and underfloor heating.

## Bedroom One

Double glazed window to the front aspect, underfloor heating and double built-in wardrobe.

## En-Suite

Fitted with a corner shower, wash hand basin, low level WC, part tiled walls, double glazed window, underfloor heating, tiled floor and spotlights.

## Bedroom Two

Double glazed window to the rear aspect, underfloor heating and double wardrobe.

## Bedroom Three

Double glazed window to the rear aspect and underfloor heating.

## Bathroom

Stylishly fitted with bath that has a shower over, wash hand basin, low level WC, heated towel rail, underfloor heating, Sun Tunnel, tiled floor, light with shaver point.

## Kitchen

Fitted with a range of wall and eye level units, work surface, stainless steel sink and drainer unit, integral fridge freezer, AEG electric oven, electric hob with hood over, tiled splashback, plumbing for dishwasher, tiled floor with underfloor heating, spotlights and door to outside.

## Lounge

Double aspect room with a double glazed window to the side aspect and double glazed doors opening to the rear garden, TV point & underfloor heating.

## Hobbies/Study/Utility Room

Externally accessed this Garage conversion is now a very useful space with plumbing for washing machine and double glazed window. The fitted worktop area (with soft close drawers) under the window is extra deep and long to facilitate hobbies.

## Outside

To the front of the property is a large gravel driveway providing ample off-road parking.

To the rear is a charming garden with a patio area, gravel area and well-stocked beds. There is a very useful outbuilding ideal for a home office with power and lighting and substantial adjustable shelving on 3 walls.

## Location

Erpingham is a delightful village to the North of The Historic Market Town of Aylsham which has a full range of amenities and only a short distance from the Cathedral City of Norwich with its direct train line to Liverpool Street and International airport. The picturesque Norfolk Broads and North Norfolk Coast are both nearby.



Total floor area 105.1 m<sup>2</sup> (1,131 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)



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## Low Wood, The Street, Erpingham, Norwich

- Superb Detached Bungalow
- Popular Village Location
- 3 Bedrooms, Main With En-Suite
- Underfloor Heating, Double Glazed Window
- Individual Build
- Ample Parking
- Charming Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£325,000**



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 william h brown



**01263 735252**



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,  
Norfolk, NR11 6EL



**williamhbrown.co.uk**