



Ives Way, Erpingham, Norwich, NR11 7DW

welcome to

Ives Way, Erpingham, Norwich

This is a stunning detached home set in the sought after village of Erpingham. This property enjoys 3 bedrooms, kitchen/diner, lounge and outside has the most wonderful garden with a patio area and outdoor bar! This property backs onto fields and has ample parking to the side.



Description

Don't miss this stunning modern home set in a prime location with outstanding rural views to the rear in the popular village of Erpingham! This property has been finished to the highest of standards and enjoys 3 bedrooms, large kitchen/diner and lounge. This property has a wonderful rear garden with a large patio area with outdoor bar area! The property has ample brick weave parking to the side.

Entrance Hall

Front door opens into hallway with double glazed window, door to Cloakroom & opens to Lounge

Cloakroom

Suite comprises low level WC & wash basin. Wood effect floor & radiator.

Lounge

15' 1" x 17' 9" (4.60m x 5.41m)

Stairs to first floor with under stair cupboard, wood effect floor, TV point, radiator & double glazed windows.



Ground Floor

Total floor area 85.7 m² (922 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

Kitchen / Diner

10' 3" x 20' 8" (3.12m x 6.30m)

Fitted with a range of wall & base units, wood effect work surface over & matching up stand, ceramic sink & drainer unit and tiled splash back. Electric oven & electric hob with stainless steel cooker hood over, plumbing for washing machine and dishwasher & space for fridge/freezer. Central heating boiler in cupboard, under stairs cupboard, spotlights, tiled floor & radiator. Double glazed window to rear aspect with views to garden & double glazed door to outside.

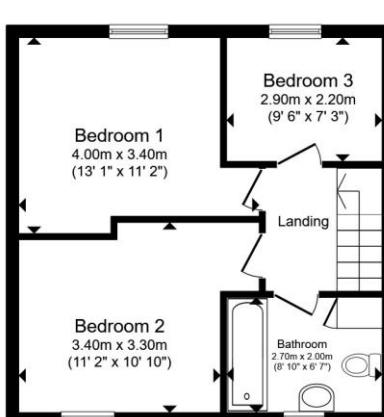
First Floor Landing

Loft access and doors to Bedrooms & Bathroom. Loft access.

Bedroom One

10' 9" x 13' 2" (3.28m x 4.01m)

TV & BT points, radiator & double glazed window with far reaching rural views.



First Floor

Bedroom Two

10' 10" x 13' 2" (3.30m x 4.01m)

TV & BT points, radiator & front aspect double glazed window.

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)

TV & BT points, radiator & double glazed window with far reaching rural views.

Bathroom

Suite comprising low level WC, wash basin & bath with mixer taps and shower over. Fully tiled, over stairs cupboard, heated towel rail & double glazed window.

Outside

To the front of the property is a lawned garden, with a large brick weave driveway leading to the side, providing ample off-road parking. Gate giving access to rear garden.

To the rear of the property is a substantial patio area and decking area with a path leading to an amazing outside entertaining area - which includes a raised terrace with wonderful views over neighbouring farmland, a timber built & tiled roof homemade bar and has power & lighting.

There is a gate giving access to a further area of land between the property & field.

Agents Note

This property has an annual service charge, contact us to find out more details on 01263 735252.



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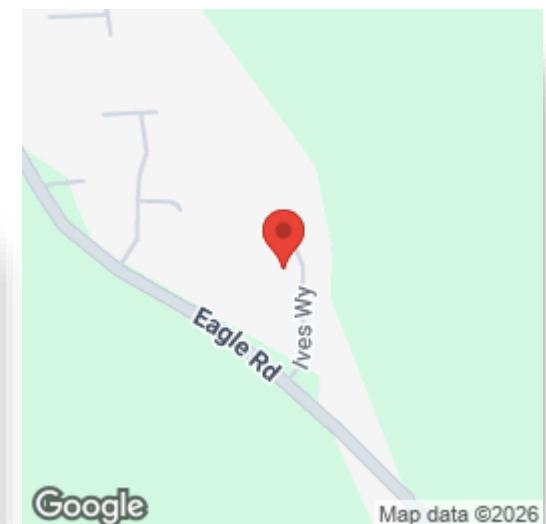
Ives Way, Erpingham, Norwich

- Stunning Detached House
- 3 Bedrooms
- Wonderful Rural Views to the Rear
- Large Kitchen/Diner
- Delightful Garden with Outdoor Bar Area
- Ample Off-Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£350,000



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