



2 Ives Way, Erpingham, NR11 7DW

Guide Price £475,000

- DETACHED MODERN FAMILY HOME
- PLANNING PERMISSION GRANTED FOR EXTENSIONS
- OFF ROAD PARKING
- THREE DOUBLE BEDROOMS
- ENCLOSED PRIVATE REAR GARDEN
- COUNTRYSIDE VIEWS
- POPULAR VILLAGE LOCATION
- MAIN BEDROOM WITH ENSUITE

2 Ives Way, Erpingham NR11 7DW

SELLER FOUND.... WITH NO ONWARD CHAIN

An immaculately presented detached modern family home with beautiful countryside views in the popular village of Erpingham. With ample off-road parking and an enclosed rear garden, the property also holds current planning permission to extend extensively if desired.



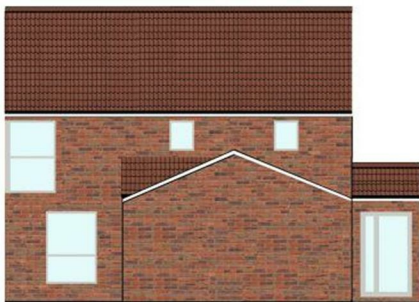
Council Tax Band: D



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

DESCRIPTION

This contemporary-styled detached house presents spacious living accommodation complemented by scenic countryside views whilst occupying an enviable position within this bespoke development. The property also features a large driveway providing ample parking for multiple cars and access to the larger than average detached garage with private rear garden overlooking the fields and church. The property holds current planning permission to extend further if desired, offering significant potential for customization.

The property's proximity to local amenities and schools enhances the home's appeal, making it an attractive choice for those seeking a blend of convenience and tranquillity in their living environment.

Internal accommodation comprises of spacious entrance hall, kitchen/breakfast room, utility room, cloakroom, three double bedrooms; one with an ensuite, and a family bathroom.

ENTRANCE HALL

UPVC door to front entrance. Built in storage cupboard, radiator and carpet.

CLOAKROOM

Comprising WC and wash hand basin. Radiator, vinyl flooring and extractor fan.

LIVING ROOM

Triple-aspect room with double-glazed windows to front and rear. UPVC door to the side leading to patio area. Carpet and radiator.

KITCHEN

A further triple aspect room with double glazed windows to front, side and rear. Comprising wall and base units with worksurface over and 1½ stainless steel sink and drainer. Integral appliances include Bosch electric oven and induction hob with Bosch extractor fan over, Neff dishwasher and fridge/freezer. Cupboard housing the boiler and tiled flooring.

UTILITY ROOM

Base units with stainless steel sink, integral Bosch washing machine. Tiled flooring, radiator and UPVC door to rear.

Stairs to first floor:-

LANDING

Double-glazed window to the rear, carpeted flooring and airing cupboard.

BATHROOM

Suite comprising WC, pedestal sink, bath with mains connected shower over, heated towel rail and double-glazed window to the front.

BEDROOM ONE

Double-glazed window to the rear and side, carpeted flooring and radiator.

ENSUITE

Suite comprising mains fed double shower cubicle with rainfall shower head, WC, pedestal wash hand basin and heated towel rail. Double-glazed window with obscured glass to the front. Extractor fan.

BEDROOM TWO

Floor to ceiling corner double-glazed window, carpeted flooring and radiator.

BEDROOM THREE

Double-glazed window to the rear. Carpeted flooring and radiator.

EXTERNAL

The property is approached via a shingle driveway providing parking for multiple vehicles and access to the large detached garage. There is an enclosed rear garden which enjoys field views and is mainly laid to lawn with a patio seating area.

AGENTS NOTES

This property is freehold.

Council tax band: D

Mains gas fired central heating.

Mains electricity and drainage connected.



Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

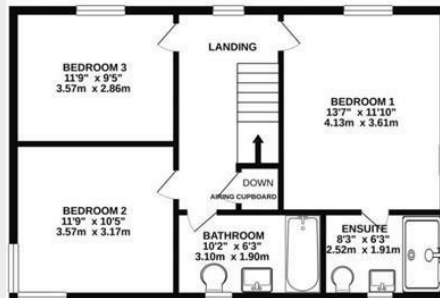
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(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	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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