

# Arnolds | Keys



16 Eagle Close, Erpingham, NR11 7AW

Price Guide £350,000

- WELL PRESENTED AND VERSATILE ACCOMMODATION
- THREE DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- SEPERATE UTILITY ROOM
- DELIGHTFUL MATURE REAR GARDEN
- MAIN BEDROOM WITH ENSUITE
- OFF ROAD PARKING AND GARAGE
- LIVING ROOM WITH WOOD BURNING STOVE

# 16 Eagle Close, Erpingham NR11 7AW

Ideally positioned on a quiet cul-de-sac within the popular village of Erpingham, this well presented three bedroom detached bungalow offers spacious and versatile accommodation. Boasting a large driveway, garage and a delightful rear garden.



Council Tax Band: D



## DESCRIPTION

Situated within a quiet cul-de-sac in the idyllic village of Erpingham, this well presented three bedroom detached bungalow offers spacious and versatile accommodation. Internally, the halled entrance leads to a welcoming living room with wood burning stove which is partially open to the dining room. There is a kitchen/breakfast room, utility room, family bathroom and three bedrooms; one with ensuite.

Externally, the bungalow features a driveway providing parking for two vehicles and access to the garage with a well maintained and private rear garden. Tucked away in a peaceful residential setting yet close to local market towns, the coast and countryside walks, this is a fantastic opportunity to acquire a comfortable and attractive home in a desirable North Norfolk village.

## ENTRANCE HALL

Composite door to front entrance, radiator, carpet flooring, airing cupboard with shelving units.

## KITCHEN/BREAKFAST ROOM

Double glazed window to side aspect, fitted with a range of wooden fronted wall and base units, stainless steel sink and drainer, double electric oven with cooker hood over, integrated fridge, tiled flooring, door to:-

## UTILITY ROOM

Double glazed window to rear aspect, uPVC door to rear aspect, fitted with a range of wooden fronted wall and base units with worksurface over, space and plumbing for washing machine, tumble dryer, space for free standing freezer, wall mounted boiler, tiled flooring, radiator.

## DINING ROOM

Double glazed French doors to rear garden, carpet flooring, radiator, open archway to:-

## LIVING ROOM

Double glazed window to rear aspect, wood burning stove with tiled hearth, carpet flooring, radiator.

## BEDROOM ONE

Double glazed window to front entrance, built in wardrobes and drawer units, carpet flooring, radiator, door to:-

## ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a cubicle with electric shower, WC, pedestal wash hand basin, vinyl flooring.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with electric shower over, pedestal wash hand basin, WC, radiator, vinyl flooring.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

## EXTERNAL

To the front the property features a brickweave driveway with access to the garage, which has an up and over door, power and lighting. To the rear the private garden is well maintained and laid to lawn with a paved patio seating area and variety of mature shrubs.

## LOCATION

Erpingham is a charming and sought after village in North Norfolk, offering a village school and a well-regarded pub. It is nearby to St. Mary's Church, which has origins in the 14th and 15th centuries. Ideally situated for enjoying the stunning North Norfolk countryside, the village is just a short drive from the scenic coastline. Convenient access to the A140 connects Erpingham to the market town of Aylsham, Norwich International Airport, and the vibrant city of Norwich.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Oil fired central heating.  
Council tax band: D



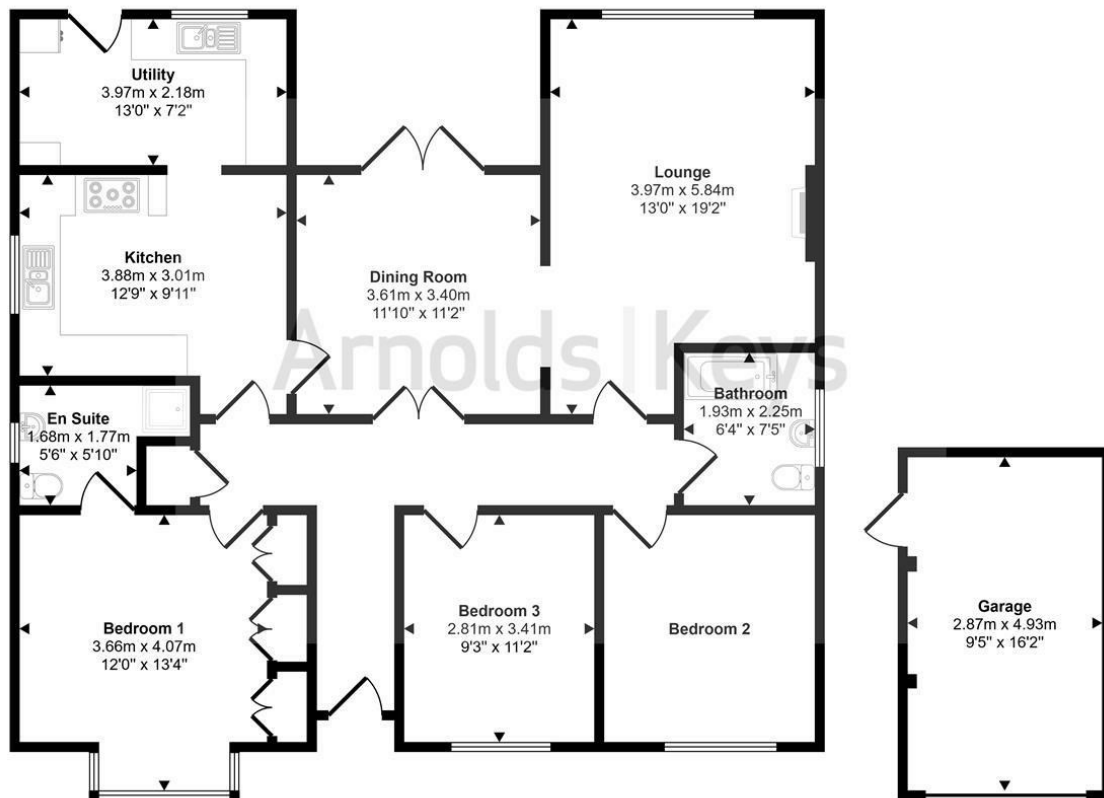
## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	<b>68</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
132 sq m / 1424 sq ft



Floorplan  
Approx 118 sq m / 1272 sq ft

Garage  
Approx 14 sq m / 152 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

