

# Arnolds | Keys



## Greenwich Lodge, Blacksmiths Lane, Erpingham, Norfolk, NR11 7QF Guide Price £450,000

- NO ONWARDS CHAIN
- FOUR/FIVE BEDROOMS
- AMPLE OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- WELL PRESENTED VERSATILE ACCOMMODATION
- TWO/THREE RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- ESTABLISHED WELL MAINTAINED GARDEN

# Blacksmiths Lane, Erpingham NR11 7QF

**\*NO ONWARDS CHAIN\*** Located on a quiet lane within the village of Erpingham, this delightful detached chalet bungalow provides versatile accommodation set within a generous, mature plot with ample off road parking and a double garage.



Council Tax Band: E



## **DESCRIPTION**

Designed with versatility in mind, the spacious and adaptable layout can easily be configured as either a four-bedroom home with three reception rooms or five bedrooms with two reception area, making it ideal for growing families, multi generational living or those needing space to work from home. The property is tucked away at the end of a private road within the popular village of Erpingham; surrounded by countryside and close to local market towns and the coast. Internally, the property presents an ideal blank canvas with a large entrance hall leading to a triple aspect living room, kitchen, family bathroom, a study, dining room, utility room and three bedrooms to the ground floor, one with an ensuite cloakroom, and a further double bedroom to the first floor. Externally, the property boasts a parking area with access to the double garage and mature gardens wrapping around the property.

## **ENTRANCE HALL**

Timber door to front entrance, radiator, stairs to first floor, airing cupboard.

## **LIVING ROOM**

Triple aspect room with double glazed windows to side and rear aspect and double glazed double doors to side patio, two radiators, feature fireplace with brick surround.

## **BEDROOM ONE**

Double glazed window to side aspect, radiator, door to:-

## **ENSUITE CLOAKROOM**

Double glazed window with obscured glass to rear aspect, WC, pedestal wash hand basin, tiled flooring.

## **STUDY/BEDROOM FIVE**

Double glazed window to rear aspect, radiator.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath, cubicle with electric shower over, WC, pedestal wash hand basin, tiled flooring, extractor fan, radiator.

## **KITCHEN**

Double glazed window to rear aspect, fitted with wall and base units, double stainless steel sink and drainer, space for free standing gas oven, under counter fridge, tiled flooring, radiator.

## **UTILITY ROOM**

Double glazed window with obscured glass to rear aspect, radiator, tiled flooring, oil fired boiler.

## **BEDROOM THREE**

Double glazed window to side aspect, radiator.

## **DINING ROOM**

Double glazed window to front aspect, radiator.

## **BEDROOM FOUR**

Double glazed window to front aspect, radiator.

## **FIRST FLOOR LANDING**

Door to eaves storage and bedroom two.

## **BEDROOM TWO**

Two double glazed Velux windows to rear aspect, built in eaves storage.

## **EXTERNAL**

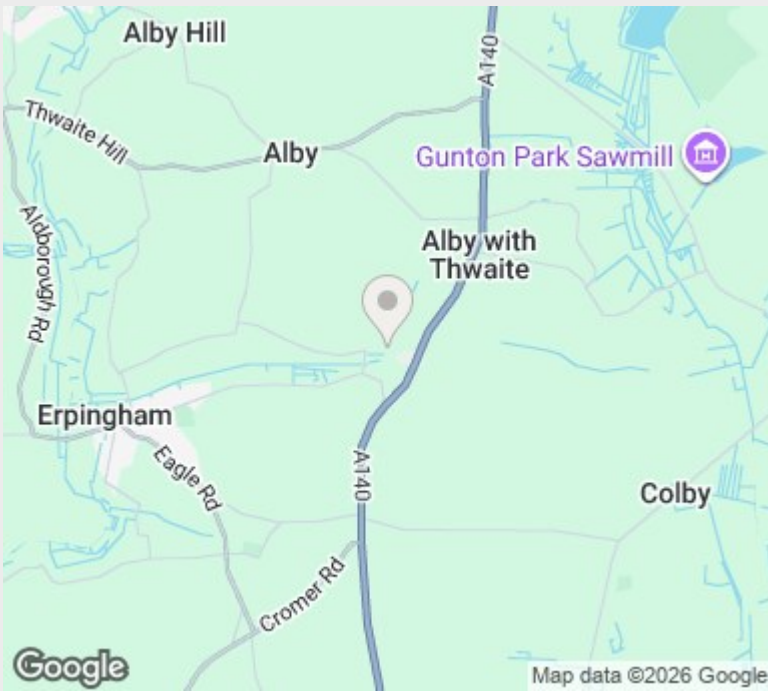
To the front the property features a shingle parking area with access to the double garage which has up and over doors, power and lighting. The garden wraps around the side and rear of the property and is mainly laid to lawn with a range of mature shrubs.

## **AGENTS NOTES**

This property is Freehold.  
Mains drainage, electricity and water connected.  
Council tax band: E

## **LOCATION**

The property is positioned on a quiet lane within the popular village of Erpingham, just over 3 miles north of Aylsham and 15 miles north of the City of Norwich. The village itself offers a local pub, village hall, primary school and is surrounded by countryside providing plenty of scenic walks. Erpingham is also within easy reach of the beautiful North Norfolk Coast and is less than 10 miles from the popular seaside town of Cromer.



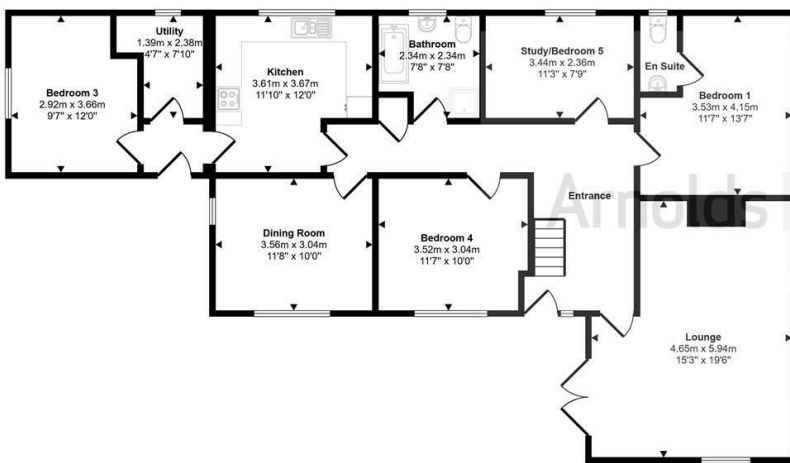
## Viewings

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

## EPC Rating:

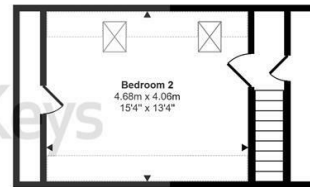
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>67</b>
(39-54) <b>E</b>	<b>46</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
185 sq m / 1990 sq ft

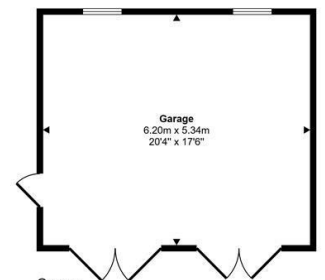


Ground Floor  
Approx 125 sq m / 1343 sq ft

Denotes head height below 1.5m



First Floor  
Approx 27 sq m / 290 sq ft



Garage  
Approx 33 sq m / 356 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.

