



## Casa Mia, Blacksmiths Lane, Erpingham, Norfolk, NR11 7QF

Guide Price £500,000

- DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM & DINING ROOM
- UTILITY ROOM
- TWO DETACHED GARAGES
- BRICK OUTBUILDING
- VILLAGE LOCATION
- TWO/THREE RECEPTION ROOMS
- THREE/FOUR BEDROOMS
- GENEROUS GROUNDS
- NO ONWARD CHAIN

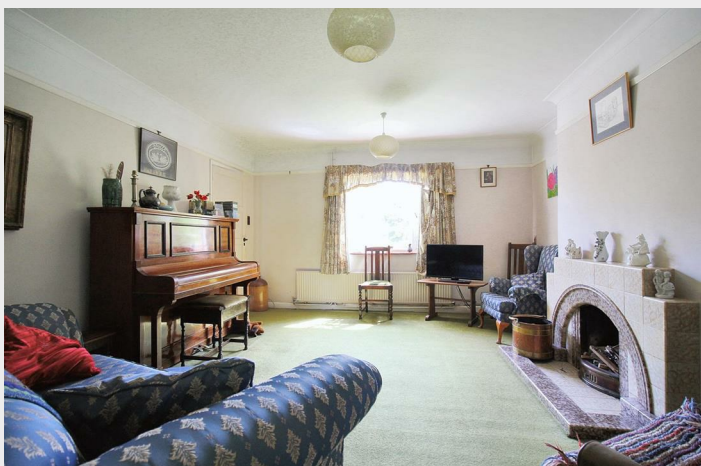


# Casa Mia, Blacksmiths Lane, Erpingham NR11 7QF

**\*NO ONWARD CHAIN\*** A substantial detached home situated on a generous sized plot within the picturesque village of Erpingham, with two detached garages and an outbuilding perfect for a home office/studio; the property offers fantastic potential.



Council Tax Band: E



## DESCRIPTION

Ideally positioned within the village of Erpingham off of a quiet track and surrounded by countryside, this substantial detached home is positioned within generous grounds measuring just under 0.4 acres of mature gardens with off road parking, two detached garages and a further brick built outbuilding which could be converted into a home office or studio space. Whilst the property does require modernisation it offers fantastic potential with three reception rooms, including a living room and dining room both with open fireplaces, kitchen/breakfast room, utility room/storage room, a shower room and separate bathroom with three bedrooms and a cloakroom to the first floor.

## BEDROOM ONE

A dual aspect room with windows to front and rear aspect, carpet and radiator.

## BEDROOM TWO

Dual aspect with window to front and rear, carpet, radiator.

## BEDROOM THREE

Window to front, carpet, radiator

## FIRST FLOOR LANDING

Window to rear aspect, carpet, door to:-

## CLOAKROOM

WC, pedestal wash hand basin, wooden flooring, extractor fan.

## ENTRANCE PORCH

Tiled flooring, timber framed door to front entrance with window to side, timber door to kitchen

## KITCHEN/BREAKFAST ROOM

A triple aspect room with windows to front and both side aspect, vinyl flooring, built in cupboard, stainless steel sink and drainer, electric oven, space and plumbing for washing machine.

## DINING ROOM

Window to rear aspect, brick fireplace place with open fireplace, carpet, radiator.

## HALLWAY

Timber framed door with decorative glass to front porch, carpet, radiator, built in storage cupboard.

## BATHROOM

Window with decorative glass to rear, bath with electric shower over, WC, vanity with wash hand basin, tiled flooring, radiator.

## LIVING ROOM

Window to front aspect, open fireplace with ceramic tiled hearth and mantle, carpet, radiator, door to:-

## GARDEN ROOM

Two windows to rear aspect, timber framed door to side, carpet, radiator.

## RECEPTION ROOM / BEDROOM

Timber framed doors to side aspect, carpet, brick fireplace. This room is currently used as a bedroom. Door to:-

## UTILITY/STORAGE ROOM

Base units with stainless steel sink and drainer, window to front aspect, door to:-

## SHOWER ROOM

Shower cubicle with electric shower, wash hand basin, window to side aspect

## EXTERNAL

The property features off road parking, two detached garages, both with timber framed double doors and one with power and lighting. There is a further detached outbuilding which has a double glazed window, carpet and power and could be used as a studio/home office. The plot measures just under 0.4 acres with lawned areas and a variety of established trees and shrubs.

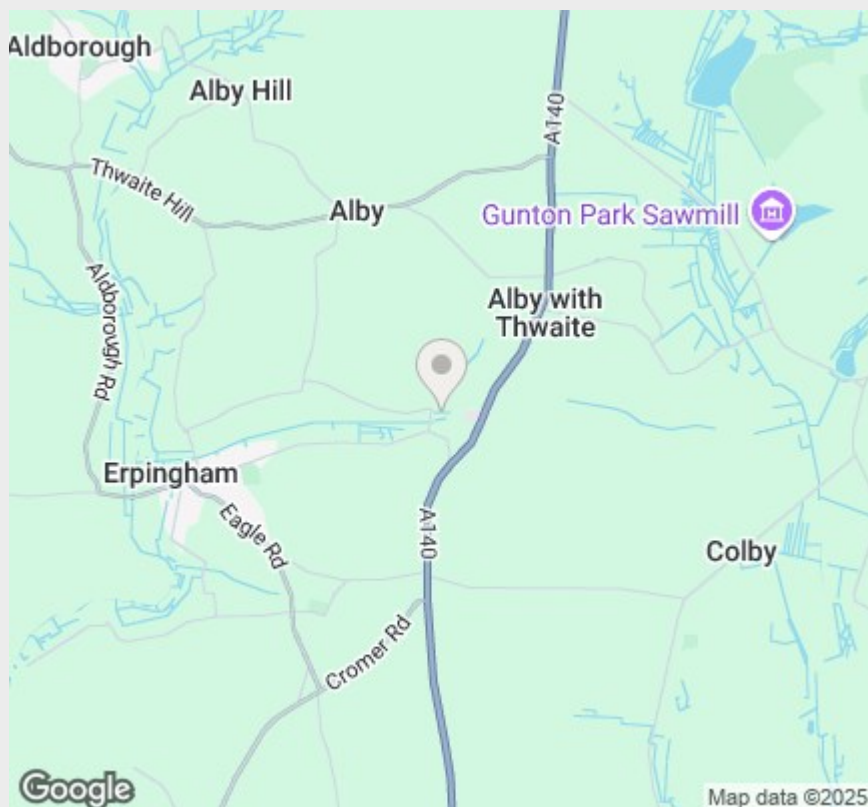
## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: E



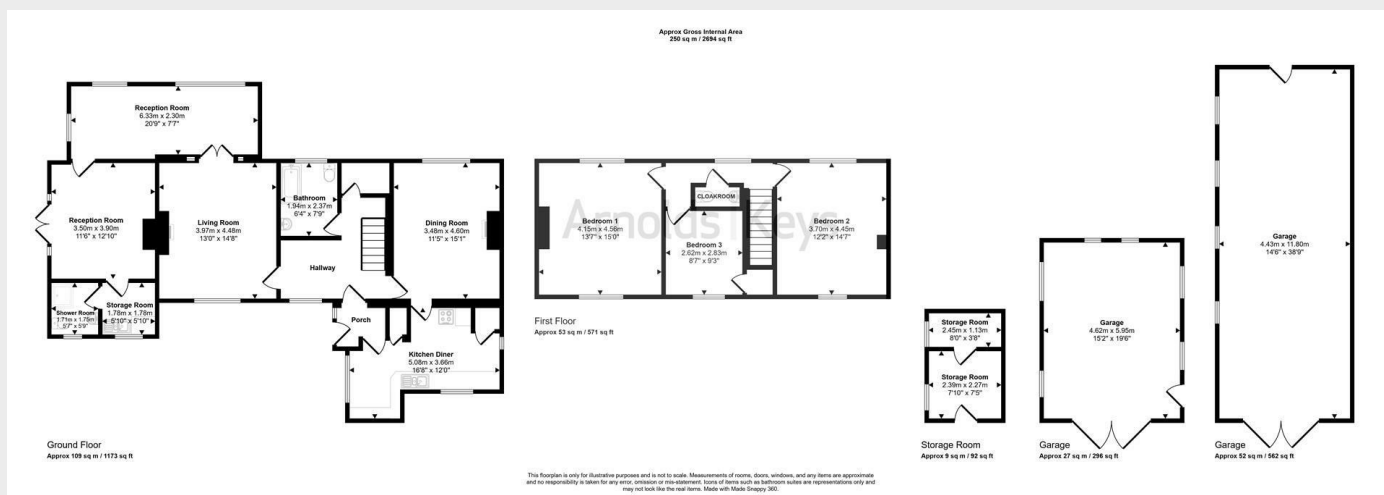
## Viewings

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>		
(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	



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.

