



## Folly Cottage, Eagle Road, Erpingham, Norwich, NR11 7AD

Guide Price £280,000

- CHARMING CHARACTER PROPERTY
- TWO RECEPTION ROOMS
- REAR GARDEN WITH STORE ROOM
- MEADOW VIEWS TO FRONT
- IDYLIC VILLAGE LOCATION
- OFF ROAD PARKING
- CHARACTERFUL FEATURES
- WOOD BURNING STOVE



# Eagle Road, Erpingham, NR11 7AD

A charming three bedroom cottage located within the quaint village of Erpingham, boasting characterful features, off road parking and a spacious rear garden. Sold with planning permission for a single storey extension and alteration to the first floor.

 3  1  2  E

Council Tax Band: B



## DESCRIPTION

Situated within the idyllic village of Erpingham this delightful cottage boasts charming characterful features throughout, including wooden flooring, wood burning stove and double glazed sash windows. The property boasts two reception rooms, a kitchen with rear porch, a family bathroom with roll top bath and three bedrooms to the first floor. Externally the property is adorned with wisteria with meadow views to the front and features off road parking, with a generous rear garden boasting a range of mature shrubs and access to the integral brick built store room. The property is being sold with current planning permission to alter the first floor layout to provide a shower room, and extend the ground floor to offer a generous kitchen/diner/family room with utility room, boot room and bathroom; a fantastic opportunity to create an ideal family home.

## ENTRANCE

Timber framed door to front, tiled flooring, stairs to first floor.

## LIVING ROOM

Double glazed sash window to front aspect, wooden flooring radiator, wood burning stove with timber mantle and tiled hearth.

## DINING ROOM

Sash window to side, laminate, oil aga, under stairs cupboard.

## KITCHEN

Double glazed window to side, tiled flooring, electric oven and hob, space for washing machine, dishwasher, tumble dryer and fridge freezer.

Door to Lobby.

Stairs to first floor:-

## BEDROOM ONE

Double glazed sash window to front aspect, carpet, feature fireplace, radiator.

## BEDROOM TWO

Double glazed sash window to side aspect, carpet, radiator.

## BEDROOM THREE

Double glazed sash window to rear aspect, carpet, radiator.

## BATHROOM

Comprising roll top bath, WC and pedestal wash hand basin. Windows to either side with obscure glass. Vinyl patterned flooring and heated towel rail.

## OUTSIDE

To the front the property features a shingle laid driveway with steps up to the front door. A side gate provides access to the rear garden is with mainly laid to lawn with a range of mature shrubs, an integral store room and a patio area.

## AGENTS NOTE

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: B

## 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.



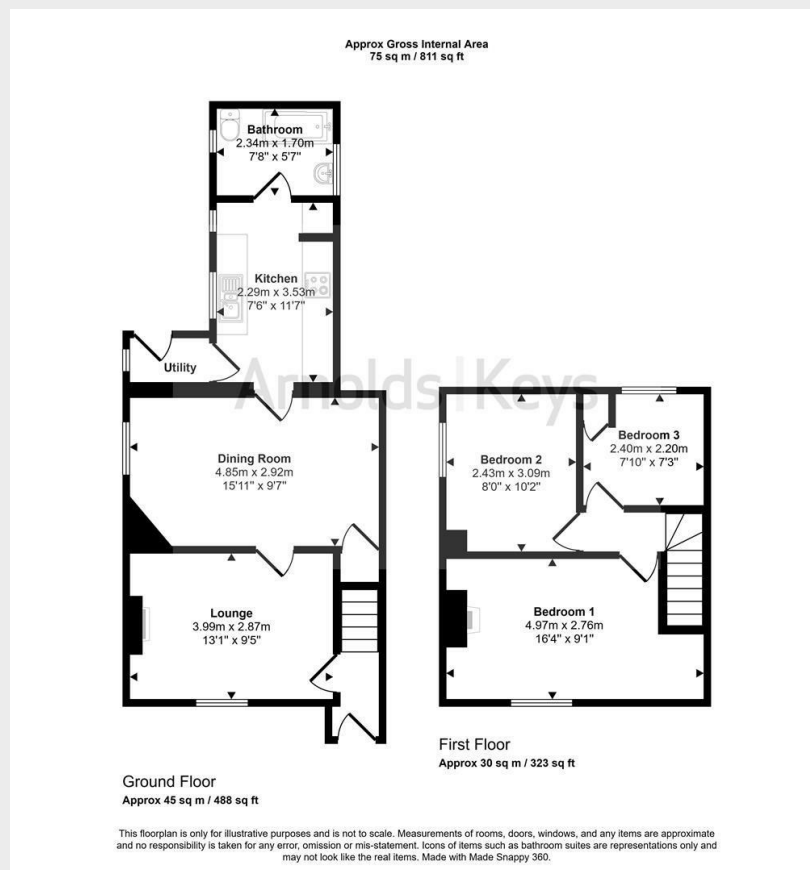
## Viewings

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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>42</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.

