



**It'll Do The Street, Erpingham, NR11 7QB**

Guide Price £350,000

- NO ONWARD CHAIN
- SPACIOUS LOUNGE/DINER
- FRONT AND REAR GARDENS
- WELL PRESENTED AND BRIGHT ACCOMMODATION
- TWO DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
- OFF ROAD PARKING AND GARAGE
- APPROX. 5 MILES FROM AYLSHAM MARKET TOWN

# It'll Do The Street, Erpingham NR11 7QB

\*NO ONWARD CHAIN\* A well presented two bedroom detached bungalow situated within the idyllic village of Erpingham. The property boasts attractive front and rear gardens with off road parking and a garage.



Council Tax Band: D



## **DESCRIPTION**

Situated withing the popular village of Erpingham, surrounded by countryside but close to the local market towns, this delightful two bedroom detached bungalow offers well presented accommodation. The property comprises a porch leading to an entrance hall with plenty of storage space, two double bedrooms, a shower room, kitchen and a lounge/diner with patio doors leading to the rear garden. Externally the property boasts established and well kept front and rear gardens, with a driveway offering parking for multiple vehicles and a garage.

## **ENTRANCE PORCH**

uPVC door to front entrance, double glazed window to side, vinyl flooring, uPVC door to:-

## **ENTRANCE HALL**

Laminate flooring, two built in storage cupboards, radiator.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, radiator, built in wardrobes and drawer units.

## **BEDROOM TWO**

Double glazed window to front aspect, carpet, built in wardrobe with sliding mirror doors, radiator.

## **KITCHEN**

Double glazed window to front aspect, wall and base units with breakfast bar, inset sink, space and plumbing for washing machine, inset electric oven with four ring electric hob and cooker hood over, space for free standing fridge freezer, vinyl flooring.

## **SHOWER ROOM**

Double glazed window with obscured glass to rear aspect, corner shower cubicle with Aqualisa power shower, vanity unit with inset wash hand basin and WC, tiled floor and walls, heated towel rail.

## **LOUNGE/DINER**

Separated by an archway, the living room features a large double glazed window to front aspect and window to side, brick fireplace currently housing a gas fireplace, carpet, radiator. The dining area has a double glazed sliding door to the rear garden, carpet and radiator.

## **EXTERNAL**

To the front the garden is laid to lawn and bordered with box hedging to the front, to the side there is a brick weave driveway leading to a paved area with access to the garage. The garage has an up and over door, power and lighting. The rear garden features a paved area which is raised with a slope leading down to the lawn. The garden boasts a range of mature plants and trees with a shed and a summer house.

## **AGENTS NOTE**

This property is Freehold.

Mains drainage, electricity and water connected

Oil fired central heating with LPG bottled gas for fireplace.

Council tax band: D

## **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.



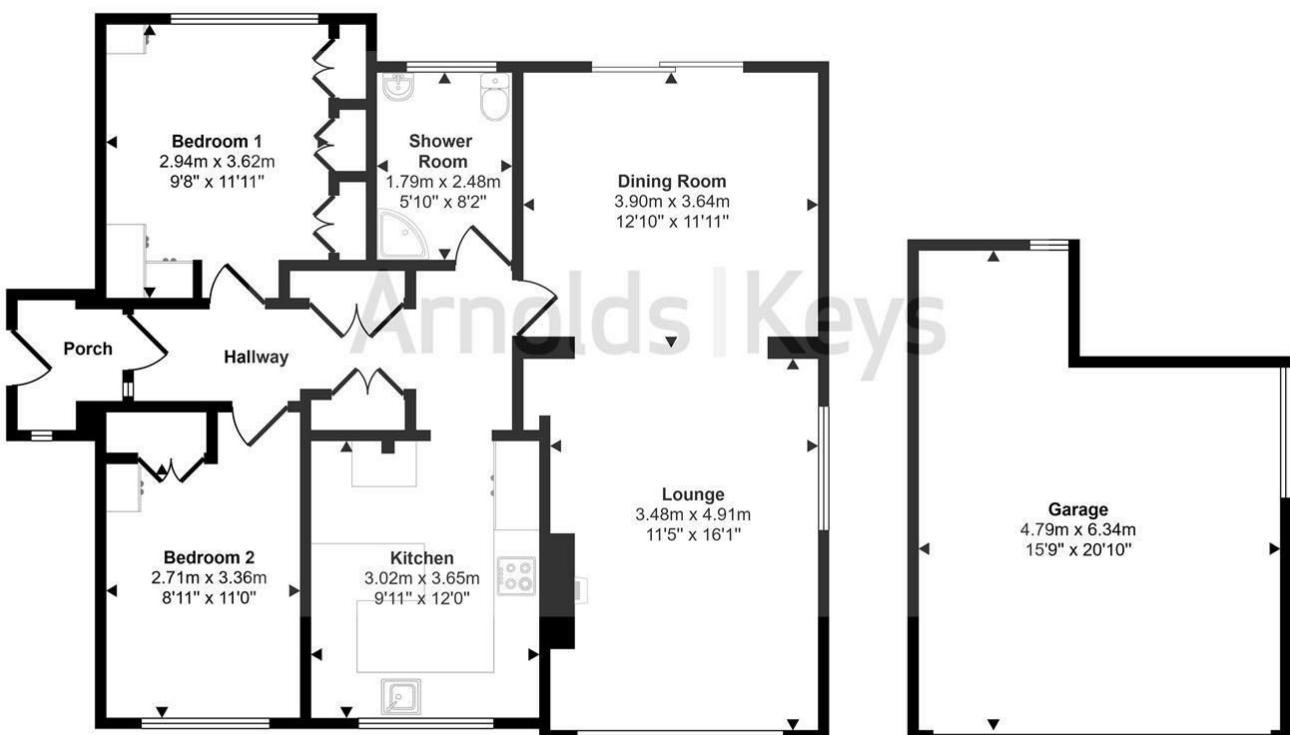
## Viewings

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)	A		
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
112 sq m / 1201 sq ft



Floorplan

Approx 86 sq m / 921 sq ft

Garage

Approx 26 sq m / 280 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.

