



Hope Cottage, Calthorpe Road, Erpingham, NR11 7QL

Guide Price £300,000

- TWO DOUBLE BEDROOMS
- PICTURESQUE VILLAGE LOCATION
- OFF ROAD PARKING
- INGLENOOK FIREPLACE WITH WOOD BURNING STOVE
- APPROXIMATELY 0.25 ACRE PLOT
- PRINCIPLE ROOM WITH FREE STANDING BATH
- MODERN FITTED BATHROOM
- CLOSE TO AYLSHAM AND THE COAST

Hope Cottage, Calthorpe Road, Erpingham NR11 7QL

A beautifully presented cottage situated on a generous plot measuring just over 0.25 acres within the picturesque village of Erpingham. The property presents bright accommodation with charming characterful features; including an inglenook fireplace and off road parking.



Council Tax Band: B



DESCRIPTION

Located within the village of Erpingham, surrounded by open countryside, this charming cottage has been extended over time to provide bright and beautifully presented accommodation. The home boasts two bright double bedrooms; with the main bedroom featuring a free standing bath, a groundfloor modern fitted shower room, living room with inglenook fireplace housing a woodburning stove, conservatory and kitchen. The property sits on a substantial plot measuring just over 0.25 acres to include off road parking and an established rear garden with large lawned area.

ENTRANCE HALL

Composite door to front entrance, tiled flooring, doors to:-

KITCHEN

Two double glazed windows to front aspect, base units with wooden work surface, inset ceramic butlers sink, inset electric oven, space and plumbing for washing machine, under counter fridge and freezer, four ring electric hob with cooker hood over, radiator, wooden effect vinyl flooring, stairs to bedroom one.

LIVING ROOM

Two double glazed windows to rear aspect, uPVC door to conservatory, vinyl flooring continued, ingle nook fireplace housing wood burning stove with tiled hearth, built in storage to side, two radiators.

CONSERVATORY

Double glazed windows, French doors to garden, tiled flooring.

BEDROOM TWO

Double glazed French doors to rear garden, radiator, two double glazed windows to side aspect, vinyl wooden effect flooring.

SHOWER ROOM

Double glazed window with obscured glass to front aspect, walk in double shower with mains connected and rainfall shower head, pedestal wash hand basin, WC, heated towel rail, tiled flooring, extractor fan.

FIRST FLOOR

BEDROOM ONE

Two double glazed windows to rear aspect, built in eaves storage, carpet, two radiators, free standing bath with mixer tap and shower head attachment, airing cupboard.

EXTERNAL

To the front the property is approached via a shingle laid driveway bordered with a hedge to the front. A timber gate leads to the mature rear garden which offers a patio seating area, variety of shrubs, trees and flowers with a large lawned area.

AGENTS NOTES

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

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.



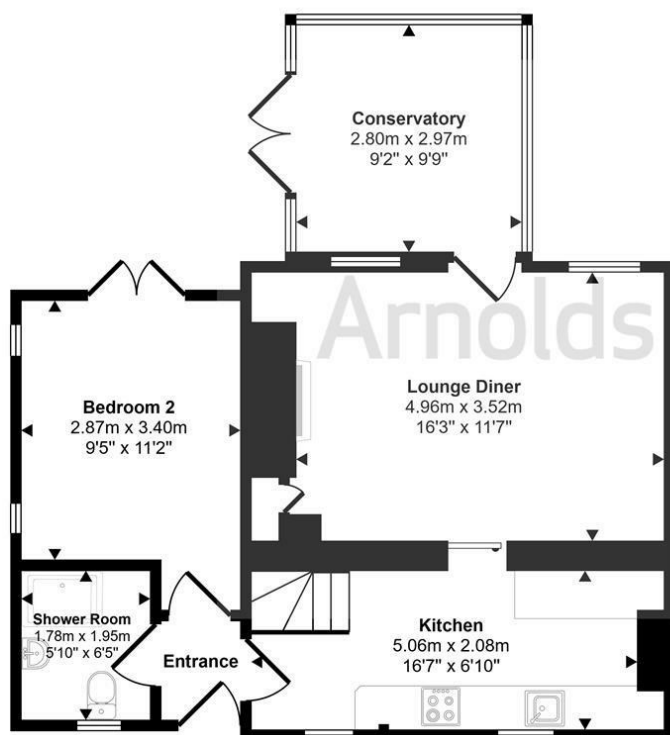
Viewings

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

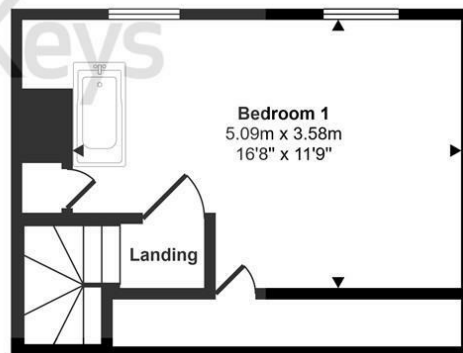
EPC Rating:

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

Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 59 sq m / 630 sq ft



First Floor
Approx 25 sq m / 264 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.

