



OFFERS OVER

£325,000

Birch Court, Jubilee Close, Erpingham, NR11 7NQ

Arnolds | Keys



THE PROPERTY

2 Birch Court, Jubilee Close, Erpingham, NR11 7NQ

A beautifully presented detached home tucked away within the popular village of Erpingham.

The property boasts off road parking with a single garage and a delightful, well kept and private rear garden.

Internally the property presents bright, versatile and modern accommodation comprising an entrance hall leading to a ground floor bedroom, a dining room; which could be a fourth bedroom if required, a spacious living room with patio doors to the rear garden, a fitted kitchen and a cloakroom.

On the first floor are two double bedrooms, a contemporary family bathroom and a dressing room.



"Nestled at the end of a peaceful cul-de-sac, Birch Court offers the perfect setting for a quiet and comfortable lifestyle. Presented in immaculate condition, this beautifully maintained home boasts a modern interior and is ready to move straight into. An ideal choice for families and those seeking a tranquil place to call home."



THE DETAILS

Property Details

ENTRANCE HALL

Entrance door to front, wood effect flooring, radiator, coving.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin, heated towel rail, vinyl flooring.

BEDROOM THREE

Double glazed window to front, radiator, laminate flooring, coving

DINING ROOM/BEDROOM FOUR

Double glazed window to front, radiator, laminate flooring, coving.

KITCHEN

uPVC door to rear, double glazed windows to side and rear. Fitted with a range of white gloss wall and base units with work surfaces over, breakfast bar with wooden surface, inset sink with mixer tap over. Fitted oven with hob and extractor hood over, integrated fridge/freezer, space and plumbing for washing machine, under counter oil fired boiler.

LIVING ROOM

French doors leading to conservatory, wood effect flooring, radiator, carpeted stairs to first floor.

FIRST FLOOR LANDING

Carpeted.

BEDROOM ONE

Double glazed window to front, radiator, eaves storage, carpet flooring.

BEDROOM TWO

Double glazed window to front, radiator, eaves storage, carpet flooring.

DRESSING ROOM

Double glazed window to side aspect, built in wardrobes, carpet, radiator.

BATHROOM

Double glazed window to side, fitted with a three piece suite comprising bath with electric shower over, pedestal wash hand basin, WC, vinyl flooring, heated towel rail.

EXTERNAL

To the front the property features a shingle turning area and a paved driveway with access to the single garage, which has an up and over door, power and lighting. The private rear garden is enclosed and mainly laid to lawn, with a paved patio seating area with pergola over, a gate provides side access to the driveway.

AGENTS NOTE

This is a freehold property.

Oil Fired Central Heating

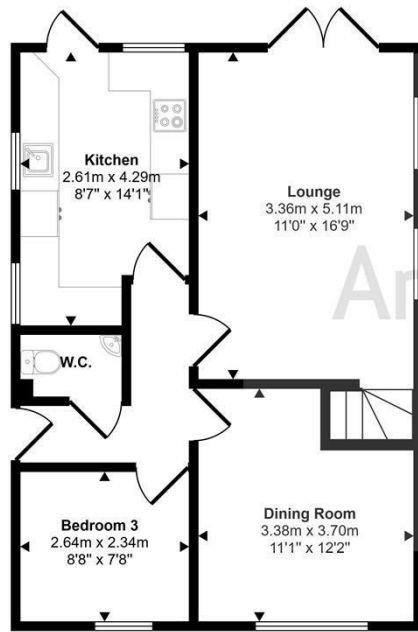
North Norfolk District Council



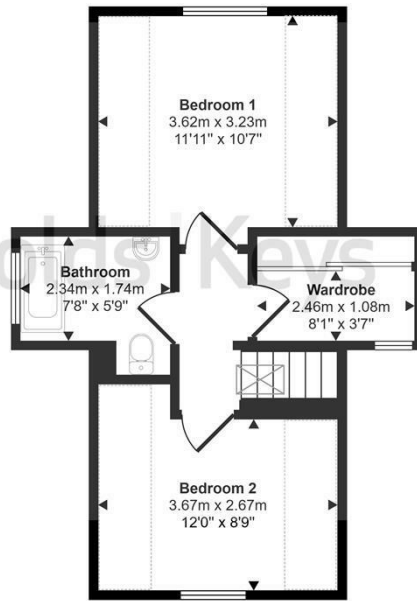
Location

Erpingham is a charming village offering a peaceful rural lifestyle with a strong sense of community. Ideally positioned approximately three miles north of Aylsham and seven miles south of Cromer, the village provides a wonderful balance of countryside living and convenient access to the coast and nearby market towns. The village has a traditional pub and a village hall and the surrounding countryside offers attractive opportunities for walking and enjoying the outdoors, with the popular Weaver's Way passing through the area.

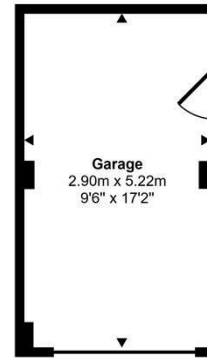
Approx Gross Internal Area
107 sq m / 1149 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 37 sq m / 396 sq ft



Garage
Approx 15 sq m / 163 sq ft

Denotes head height below 1.5m

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.



Contact Us

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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	

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