

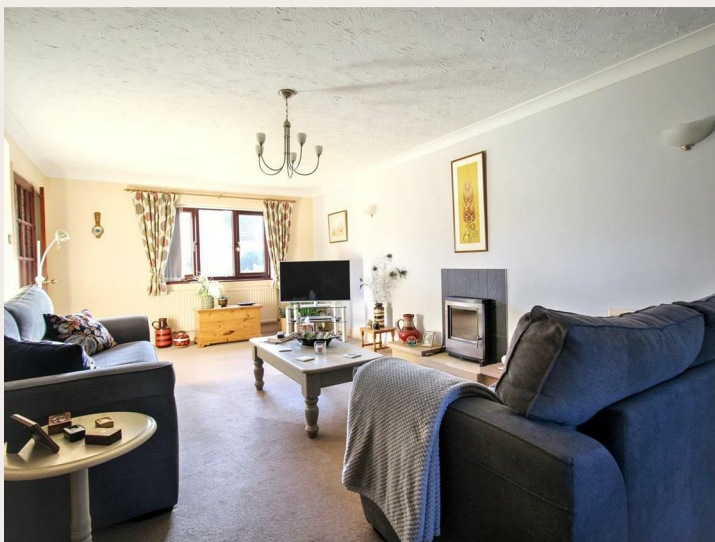


GUIDE PRICE

£425,000

Eagle's Nest, Eagle Close, Erpingham, NR11 7AW

Arnolds | Keys



THE PROPERTY

9 Eagle Close, Erpingham, NR11 7AW

A substantial and beautifully presented home, tucked away within a quiet cul-de-sac in the popular village of Erpingham. Set within a generous plot, the property offers ample off road parking to the side, alongside attractive front and rear gardens.

The bright and welcoming accommodation is well suited to both everyday family life and entertaining, with a spacious entrance hall leading to a cloakroom, dining room and contemporary fitted kitchen, together with a separate utility room. The generous dual aspect living room flows through to a delightful garden room.

To the first floor are four well proportioned double bedrooms, including a principal bedroom with ensuite cloakroom, complemented by a separate modern fitted shower room.



Eagles Nest is located in a delightful position within the cul-de-sac. The current owners have looked after the property beautifully making it an ideal family home you can move straight in to.



4



2



2



E



D

THE DETAILS

Property Details

ENTRANCE HALL

uPVC door to front entrance, Karndean flooring, radiator, carpeted stairs to first floor.

CLOAKROOM

Double glazed window to front aspect, fitted with wash hand basin and low level WC, radiator.

LIVING ROOM

Double glazed window to front aspect and doors to garden room, fireplace housing wood burner, two radiators, carpet.

GARDEN ROOM

A dual aspect room with double glazed window, radiator, tiled floor, uPVC double doors to garden.

DINING ROOM

Double glazed window to front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, fitted with a range of wall and base units housing a stainless steel sink and drainer, fitted double electric oven, electric four ring hob with cooker hood over, space and plumbing for dishwasher, space for free standing fridge/freezer, tiled flooring.

UTILITY ROOM

uPVC door and double glazed window to rear aspect, fitted with wall and base units with inset stainless steel sink and drainer, space and plumbing for a washing machine, under counter fridge, tiled flooring, radiator.

FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM THREE

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

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, built in wardrobes, cupboard housing hot water cylinder and shelving.

BEDROOM ONE

Double glazed window to rear aspect, carpet, built in wardrobes, radiator, door to:-

ENSUITE CLOAKROOM

Double glazed window with obscured glass to rear aspect, fitted with a WC, vanity unit with wash hand basin, tiled flooring, heated towel rail, electric shaver charging point.

BEDROOM FOUR

Double glazed window to front aspect, radiator, carpet.

SHOWER ROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising shower cubicle, vanity unit with wash basin and WC, heated towel rail, tiled flooring, extractor fan.

EXTERNAL

To the front the property features a well presented garden with lawn and a low lying box hedging. To the side is a brick weave driveway with access to the single garage which has a remote controlled, electric door, power and lighting. Attached to the garage at the rear is a very useful store room with power and light. The rear garden is also very well kept with lawn and borders of mature shrubs and flowers.

AGENTS NOTES

This property is Freehold.

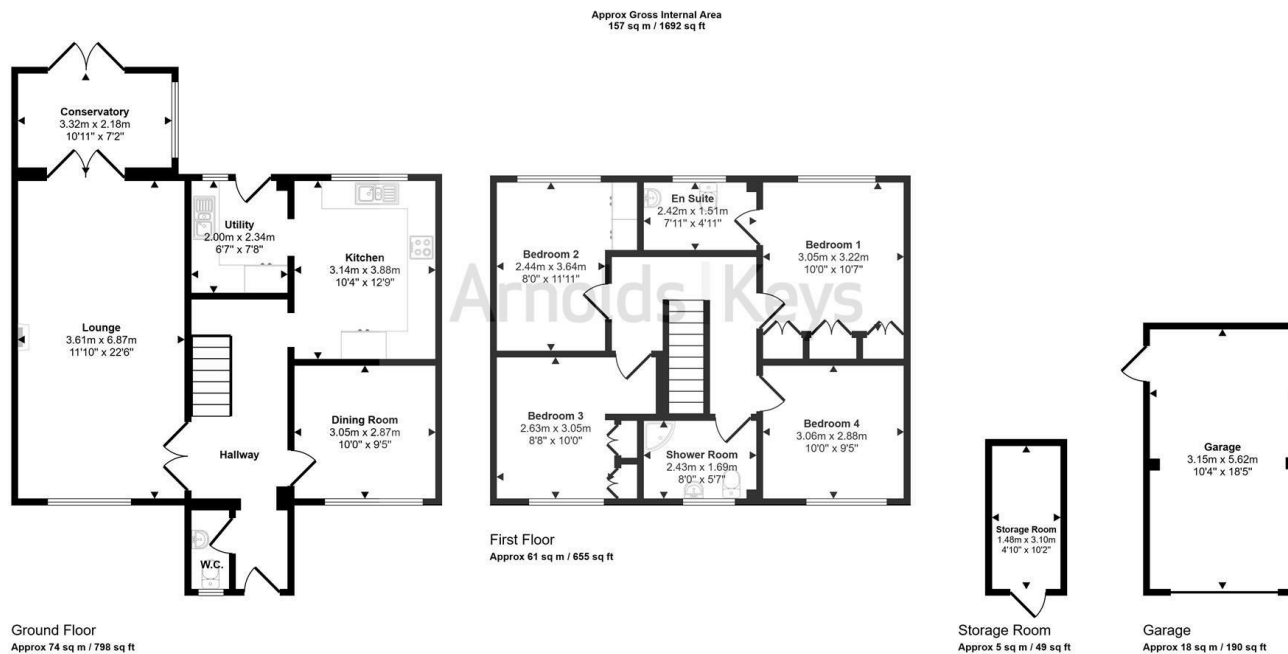
Mains drainage, electricity and water connected.

Oil fired central heating.

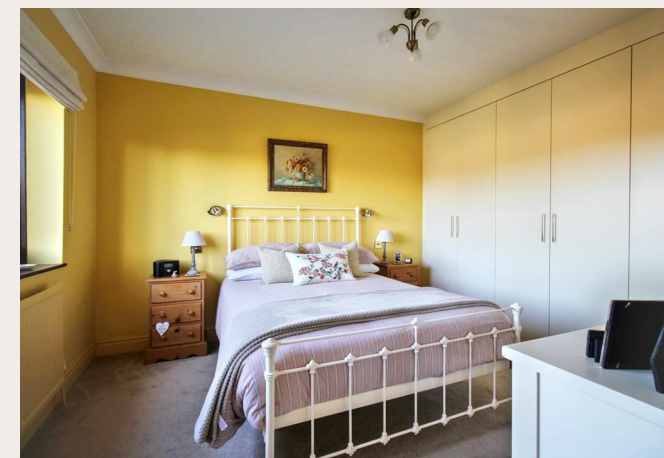


Location

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.



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

8 Market Place, Aylsham, NR11 6EH
 county@arnoldskeys.com
 www.arnoldskeys.com
 01263 738444

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