

OFFERS OVER

**£375,000**

Eagle Road, Erpingham, NR11 7AD

Arnolds | Keys








# THE PROPERTY

## 7 Eagle Road, Erpingham, NR11 7AD

*NO ONWARD CHAIN*
A beautifully presented four bedroom detached home situated within the idyllic village of Erpingham over looking meadows. The property boasts stylish, bright and versatile accommodation with a spacious and welcoming hall entrance leading to a dining room, kitchen with separate utility room, a dual aspect living room and a conservatory completing the groundfloor accommodation.
To the first floor you will find four well proportioned bedrooms, with the main bedroom featuring an ensuite and a modern family bathroom.
The property is situated on a corner plot, with off road parking to the front, and shared driveway to the rear which allows access to the garage and a further parking space. The front of the property overlooks open fields, making this property perfect for those seeking a country lifestyle.

*The dual aspect living room creates a bright and calming space, with views to the meadow at the front and the rear looking towards the conservatory and into the garden, it's the perfect space for the family to enjoy all year round.*

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# THE DETAILS

## Property Details

**ENTRANCE HALL**
UPVC double glazed door, carpet flooring, radiator, stairs to first floor.

**DINING ROOM**
Wooden glazed window to front aspect, carpet flooring and radiator.

**KITCHEN**
Comprising a range of wall and base units, Rangemaster Oven , built in dishwasher with space for freestanding fridge/freezer. Inset sink and drainer with mixer tap. Under unit lights, laminate flooring.

**UTILITY**
Situated off the kitchen, comprising wall and base units with inset sink and drainer with mixer tap. Space for washing machine and tumble dryer. UPVC door for access to rear garden, heated towel rail and laminate flooring.

**LOUNGE**
Wooden glazed window, carpet flooring and two radiators. The brick surround fireplace has a stone hearth and wooden mantle; currently housing an electric fire but with the potential to install a wood burning stove. Sliding glass door to garden room.

**CONSERVATORY**
UPVC double glazed construction with outlook over the garden, Laminate flooring and electric radiator. Double UPVC doors into garden.

**CLOAKROOM**
Wooden glazed frosted window, WC and hand wash basin, carpet flooring and radiator.

**FIRST FLOOR LANDING**
Access to all four bedrooms and family bathroom, carpet flooring and radiator.

**BEDROOM ONE**
Wooden glazed window to rear aspect, build in wardrobes, carpet flooring and radiator.

**EN SUITE**
Comprising a three piece suite, WC, hand wash basin and shower cubical with tiled splashback. Heated towel rail and laminate flooring. Wooden glazed frosted window to rear aspect.

**BEDROOM TWO**
Wooden glazed window to front aspect, carpet flooring and radiator.

**BATHROOM**
Comprising a three piece suite, WC, hand wash basin and bath with tiled surround. Tiled affect laminate flooring and heated towel rail. Wooden glazed frosted window to front aspect.

**BEDROOM THREE**
Wooden glazed window to front aspect, built in wardrobe, carpet flooring and radiator. Door to airing cupboard housing hot water cylinder, loft hatch to boarded loft space.

**BEDROOM FOUR**
Wooden glazed window to rear aspect, built in wardrobe, laminate flooring and radiator.

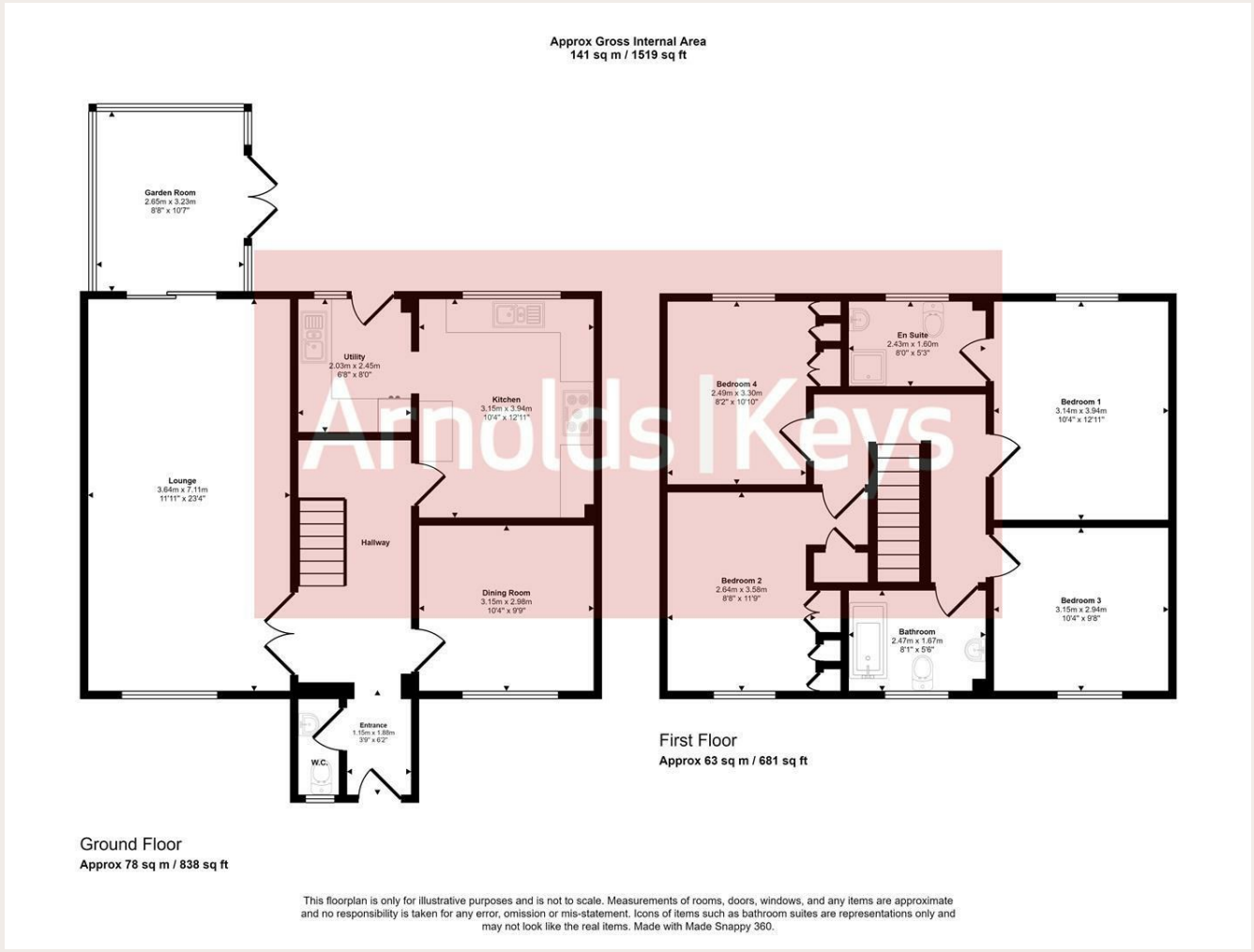
**EXTERNAL**
To the side of the property is a brickweave driveway with a gate to the enclosed and low maintenance rear garden, laid to shingle with seating area surrounded by mature shrubs and trees. The single garage can be accessed from the shared driveway to the rear of the property, it has an electric roller door, in front there is another parking space.

**AGENTS NOTES**
Property is connected to mains drainage and oil fired central heating.
To the front of the property, the Oak Tree has a TPO (Tree Preservation order) in place.




## Location

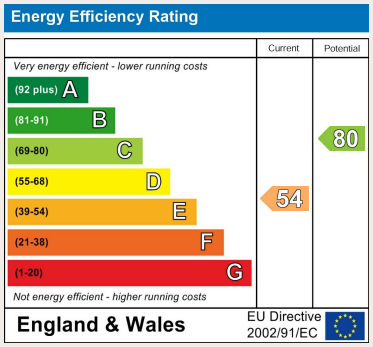
The property is positioned on a quiet lane within the popular village of Erpingham, just over 3 miles north of Aylsham and 15 miles north of the City of Norwich. The village itself offers a local pub, village hall, primary school and is surrounded by countryside providing plenty of scenic walks. Erpingham is also within easy reach of the beautiful North Norfolk Coast and is less than 10 miles from the popular seaside town of Cromer.










## Contact Us

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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