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School Road, Erpingham, NR11 7QY

A Two Bedroom Detached Bungalow (Linked By Garage)

GUIDE PRICE £295,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A BEAUTIFUL VILLAGE HOME!

Boasting two generously sized double bedrooms, this delightful home offers ample living space. The large living room is perfect for relaxing or entertaining, with plenty of natural light flowing through the large windows, creating a warm and welcoming atmosphere. The adjacent kitchen is well fitted with space for everything you need and more.

The bungalow features a well-appointed shower room, which offers convenience and functionality, making this home suitable for all stages of life. Another highlight of the property is the impressive garage, offering plenty of space for parking, storage, or even a workshop for those with creative or DIY interests.



“opportunity for anyone seeking a village retreat with potential for personalisation and improvement”



Overview

- Two Double Bedrooms
- Large garage With Ample Storage Space
- Mature plot With A Beautifully Landscaped Garden
- No Onward Chain
- Generous Living Room With Natural Light
- Off Street Parking Popular Village Location
- Excellent Potential For Extension Or Personalisation
- Quiet & Scenic Village Location





Location

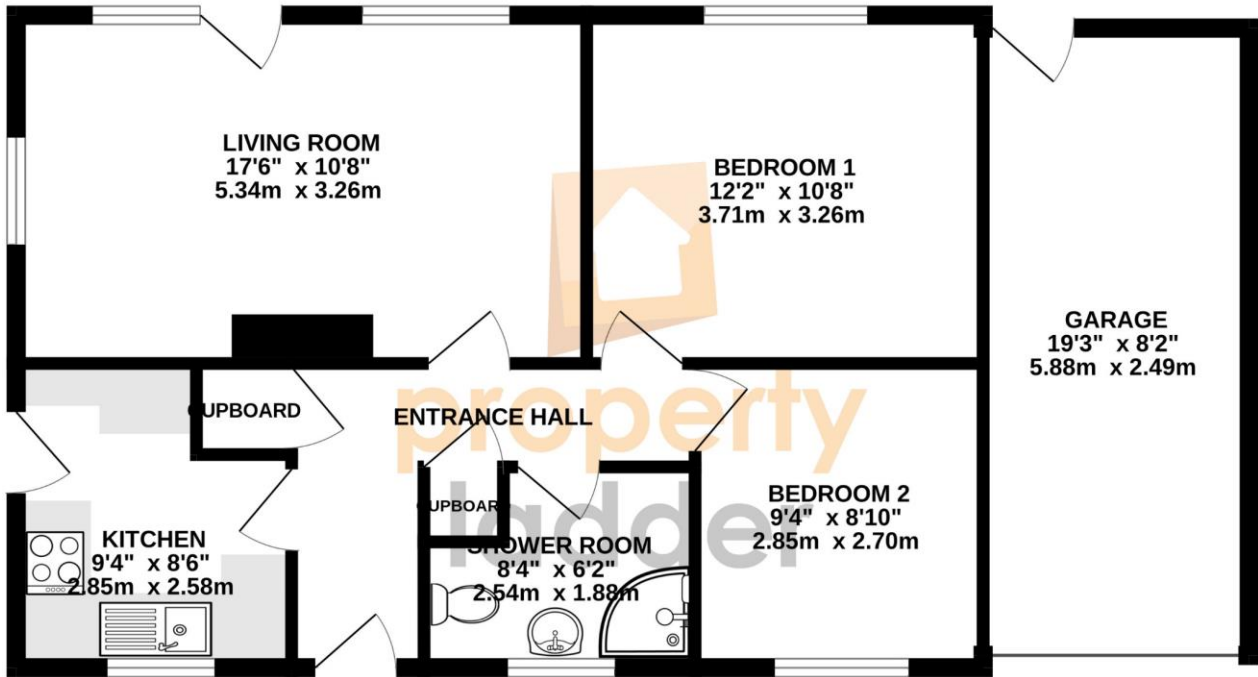
Nestled in the heart of the Norfolk countryside, the charming village of Erpingham offers a peaceful and picturesque setting for those looking to embrace village life. Surrounded by rolling green fields and scenic landscapes, Erpingham is a quiet and welcoming community with a rich history. The village is known for its tranquil atmosphere, perfect for those seeking a rural retreat, while still being within easy reach of local amenities, including shops, pubs, and schools. With excellent transport links to nearby towns and cities, Erpingham combines the best of country living with modern convenience. It's the ideal location for anyone looking to enjoy a slower pace of life, surrounded by natural beauty and a friendly, close-knit community.



Outside

The mature garden surrounding the home is a true haven, providing a perfect space for outdoor relaxation or gardening enthusiasts to enjoy. The extensive plot offers great potential for expansion or development, subject to the necessary permissions. The current owners have previously obtained permission to extend the property and convert the garage into accommodation. A wonderful opportunity for anyone seeking a village retreat with potential for personalisation and improvement. Whether you're downsizing, looking for your first home, or seeking a peaceful countryside escape.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

EPC TBC

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL FIRED CENTRAL HEATING

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