

# Arnolds | Keys



**Glynnbern Eagle Lane, Ingworth, NR11 6PL**

**Guide Price £350,000**

- IDYLIC VILLAGE LOCATION
- COUNTRYSIDE SETTING WITH VIEWS TO CHURCH
- CONSERVATORY
- OFF ROAD PARKING
- GENEROUS PRINCIPLE BEDROOM
- TWO RECEPTION ROOMS
- FRONT AND REAR GARDENS
- CLOSE TO MARKET TOWN OF AYLSHAM AND THE COAST

# Glynnbern Eagle Lane, Ingworth NR11 6PL

Nestled within the picturesque village of Ingworth, this three bedroom detached chalet bungalow enjoys beautiful views across to the Church with a generous rear garden and ample off road parking.



Council Tax Band: B



## DESCRIPTION

A spacious three bedroom detached bungalow ideally situated within the idyllic village of Ingworth, with delightful open countryside views to the front and rear, including a fantastic view across to the Church which can be enjoyed from the rear garden.

The property offers accommodation comprising two reception rooms; including a conservatory and a large yet cosy living room, a kitchen, shower room and three bedrooms; including a generous, dual aspect principle room on the first floor with countryside views to the front and rear. The home offers ample off road parking with mature front and rear gardens.

## LOCATION

Ingworth is a picturesque village surrounded by countryside on the outskirts of Erpingham. The village is approximately just over 3 miles North of the market town of Aylsham with a host of local amenities including a range of supermarkets, doctors and dental surgeries, opticians, a range of shops, bakeries and plenty of places to eat. The village is also less than 10 miles to the beautiful North Norfolk Coast.

## ENTRANCE PORCH

uPVC door to front aspect, obscured glass to either side and internal uPVC door with obscured glass leading to living room, carpet, radiator.

## LIVING ROOM

Double glazed bay window to front aspect, carpet, radiator, tiled hearth currently housing electric wood burning stove.

## HALLWAY

Carpet, two storage cupboards, stairs to first floor.

## BEDROOM TWO

Double glazed bay window to front, carpet, two built in wardrobes and storage cupboards, three radiators.

## BEDROOM THREE

uPVC French doors to rear garden, carpet, radiator, built in cupboard with shelving units.

## SHOWER ROOM

Two double glazed windows with obscured glass to rear, vanity unit with inset sink, WC, radiator and heated towel rail, built in drawer unit, step up to cubicle with electric shower.

## KITCHEN

Double glazed window to side aspect, wall and base units with inset stainless steel sink and two drainers, space and plumbing for washing machine, space for a double electric oven with gas hob (hob connected to LPG cylinders) and Range master cooker hood over, space for a free standing fridge freeze, two radiators, vinyl flooring.

## CONSERVATORY

Double glazed windows to side aspects, uPVC patio door to rear garden, wooden flooring, radiator, oil fired boiler.

## FIRST FLOOR

### BEDROOM ONE

Four double glazed Velux windows; two to front and two to rear, built in eaves storage, radiator, built in wardrobes.

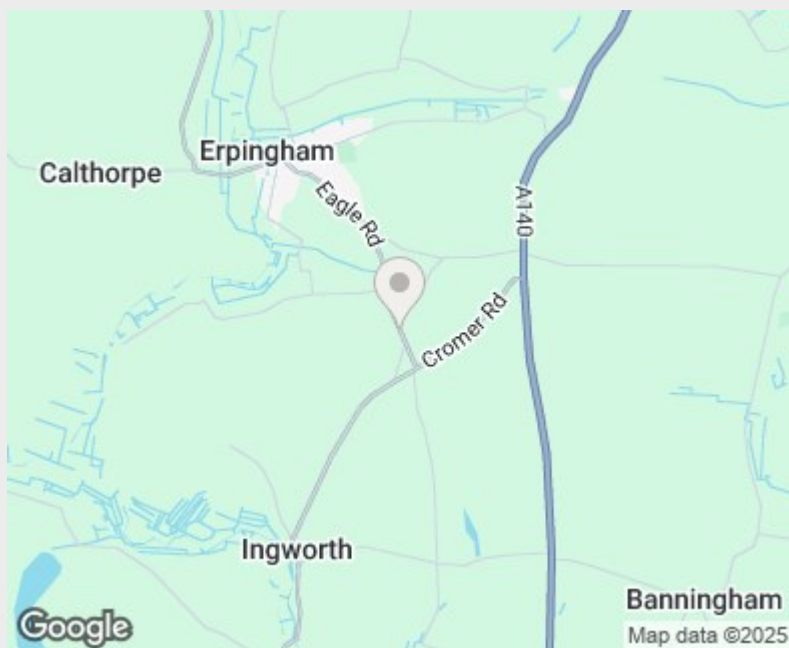
## EXTERNAL

The property is approached via a driveway to the front, with a wrought iron double gate to allow the front to be fully enclosed if desired. The front garden is mainly laid to lawn with a range of mature shrubs and flowers.

The rear garden can be accessed via a gate to the side. The garden is laid to lawn, with a patio seating area and is bordered with mature trees and shrubs. A paved pathway leads through the middle of the garden to access the two sheds and pond.

## AGENTS NOTES

This property is Freehold.  
Mains electricity and water connected.  
Oil fired central heating.  
Drainage via a septic tank.



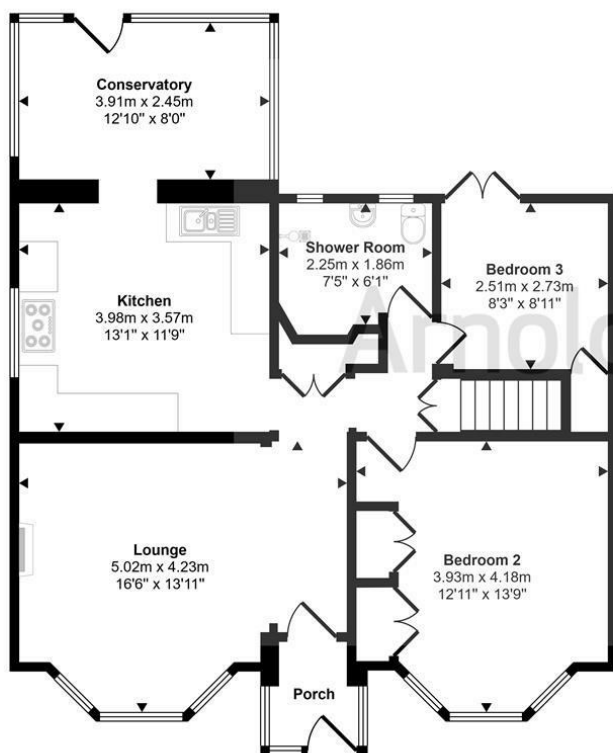
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

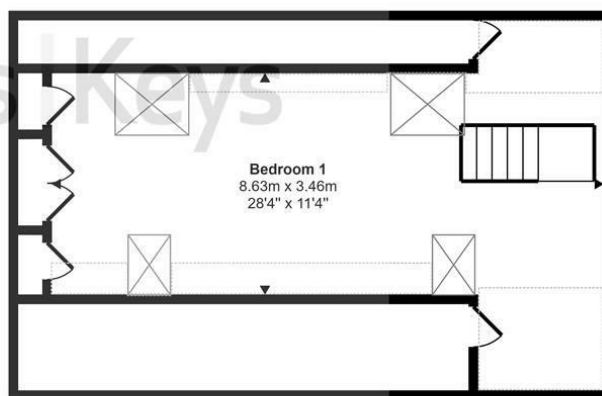
Approx Gross Internal Area  
136 sq m / 1459 sq ft



Ground Floor  
Approx 82 sq m / 888 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.



First Floor  
Approx 53 sq m / 571 sq ft

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

