

**Jays The Street, Erpingham, Norwich, NR11 7QB**

**Guide Price £400,000**

- NO ONWARD CHAIN
- THREE BEDROOMS
- IDYLIC VILLAGE LOCATION
- CONVENIENTLY CLOSE TO MARKET TOWNS
- GENEROUS 1.3 ACRE PLOT
- TWO RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- SINGLE GARAGE AND TWO STABLES



# Jays The Street, Norwich NR11 7QB

**\*NO ONWARDS CHAIN\*** A detached three bedroom bungalow nestled on a generous sized plot measuring approximately 1.3 acres to include ample off road parking and a single garage, all within the idyllic village of Erpingham.



Council Tax Band: D





## DESCRIPTION

This detached three bedroom bungalow boasts a generous sized plot, with a front garden, ample off road parking and an enclosed section of the garden ideal for dog owners. The rear garden is laid to lawn with a range of mature trees, two stables and a single garage. The property requires updating. however offers the perfect opportunity to truly make it your own, with further potential to extend if required and subject to the correct planning permissions. The home is nestled within the idyllic village of Erpingham, surrounded by peaceful countryside yet conveniently close to the market town of Aylsham and Coastal town of Cromer.

The property offers accommodation comprising entrance hall, three bedrooms, family bathroom, cloakroom, dining room which leads onto the kitchen and a living room with patio doors leading to the rear garden.

## ENTRANCE HALL

uPVC door to main entrance with obscured double glazed panels, carpet, electric storage heater, built-in storage cupboard and airing cupboard, doors to all rooms.

## LIVING ROOM

Double glazed window to front aspect, double glazed sliding patio door to rear garden, carpet, electric storage heater, brick fireplace currently housing electric heater.

## BEDROOM ONE

Double glazed window to front aspect with double built in wardrobe, carpet, storage heater.

## BEDROOM THREE

Double glazed window to front aspect with double built in wardrobe, carpet, storage heater.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mains shower head attachment, WC, pedestal wash hand basin, carpet, shaver charging point.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, carpet.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, built in triple wardrobe, electric storage heater.

## DINING ROOM

Carpet flooring, open to kitchen.

## KITCHEN

Double glazed windows to side and rear aspects, uPVC double glazed door to side entrance, circular window to side, fitted with wall and base units with inset sink and drainer, fitted electric oven, space for a free standing fridge freezer, vinyl flooring.

## EXTERNAL

To the front the property is approached via a shingle driveway with access to the single garage and rear garden. The front garden is laid to lawn and bordered with a range of mature shrubs and hedging. To the rear there is a section of the garden which is laid to lawn, enclosed and can be accessed from the kitchen. The plot measures approximately 1.3 acres with a mature lawn, trees and two stables with an area of woodland at the end.

## AGENTS NOTES

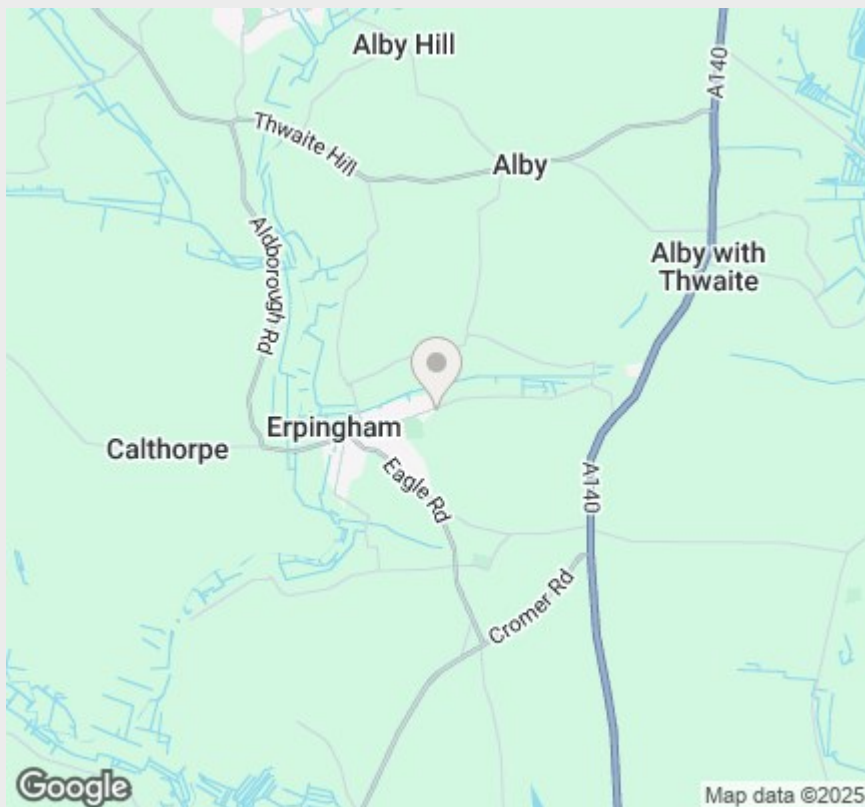
This property is Freehold.

Drainage via a septic tank.

Mains water and electricity connected.

Please note there is a restriction on the land belonging to this property preventing it from being developed.

Council tax band: D




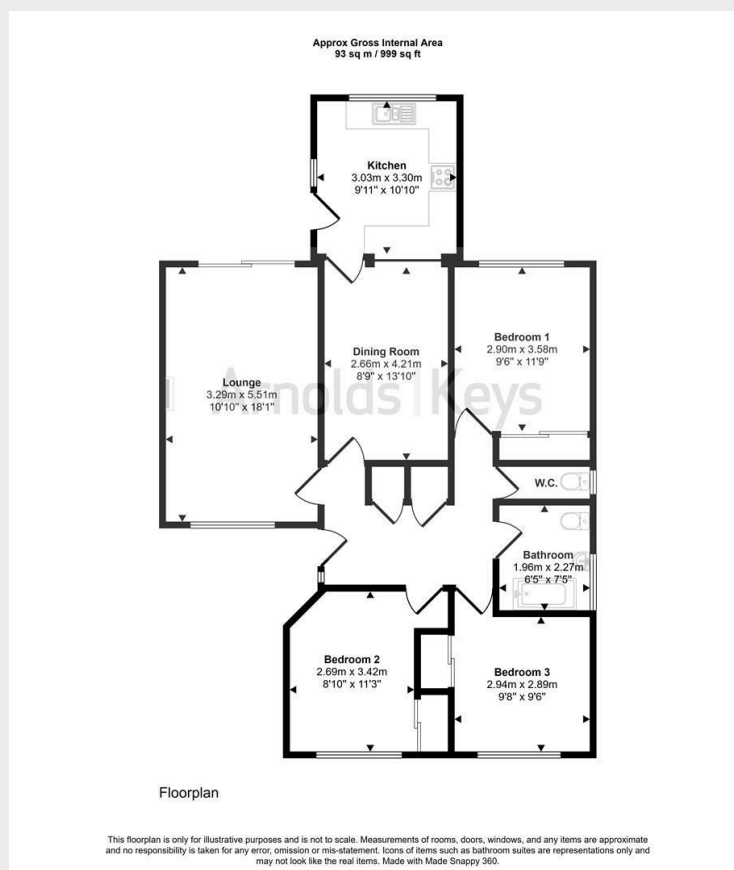
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>40</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.



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