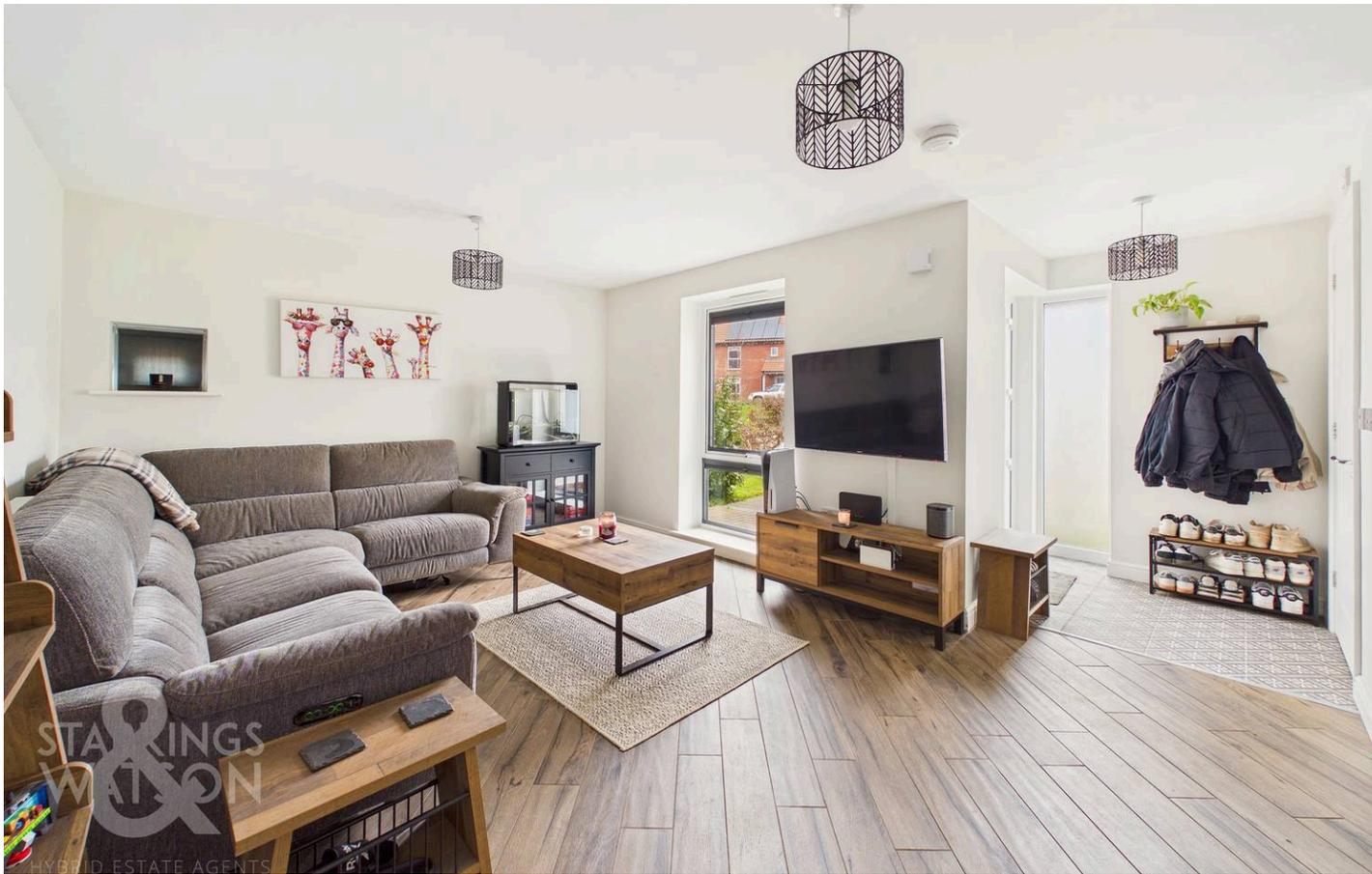




Ives Way, Erpingham - NR11 7DW

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HYBRID ESTATE AGENTS



Ives Way

Erpingham, Norwich

60% SHARED OWNERSHIP. Situated in this one off SELECT DEVELOPMENT this well presented SEMI-DETACHED HOME offers both modern contemporary functionality alongside rural charm while being only fifteen minutes by car from the stunning North Norfolk coastline. Internally, a bright and airy feel is present in all space where the current owners have upgraded the tile flooring on the ground floor where a large sitting room opens up leaving more than enough room for soft furnishings with an impressive 18' OPEN KITCHEN and DINING ROOM sat just behind this boasting INTEGRATED COOKING APPLIANCES. The first floor gives way to TWO WELL PROPORTIONED BEDROOMS each enjoying tree lines views out of their windows and sharing the use of a THREE PIECE FAMILY BATHROOM suite and ground floor WC. The rear garden is larger than one might expect, being FULLY ENCLOSED and backing onto a tree lined section, the garden retains PRIVACY with both lawn and patio seating areas to enjoy the warmer months.
Council Tax band: B
Tenure: Leasehold
EPC Energy Efficiency Rating: C

- 60% Shared Ownership
- Semi-Detached New Build House
- Located In A Small Development At The Top Of A Quiet Cul-De-Sac
- Immaculate Finish Throughout With Upgraded Tile Flooring
- 18' Open Kitchen/Dining Room With Integrated Appliances
- Two Double Bedrooms
- Three Piece Bathroom Suite & Ground Floor WC
- Generous Rear Garden With Tree Lined Backing

Empingham is a small North Norfolk Village sitting approximately three miles from its nearest town Aylsham and only a short fifteen minute drive to Cromer and the golden North Norfolk coastline. Within the village there is a village shop, public house and post office with a Primary school too.

SETTING THE SCENE

The property sits towards the very top of this quiet and select development with a tandem brick weave driveway giving parking for multiple vehicles and lawn borders running parallel to one another towards the front of the home.



THE GRAND TOUR

Once inside, an open entrance lobby is the first place to greet you laid with mosaic style tiled flooring, the space offers an opportunity to hang up coats and shoes before heading into the remainder of the home whilst a two piece WC sits directly ahead complete with a low level radiator and attractive tile finish. The main living space within the home reaches out just beyond this where the current owners have upgraded the tile flooring to create a clean aesthetic where under the stair storage cupboard can also be found. The large conventional size of the sitting room is conducive to a potential choice of flat or soft furnishings whilst a near floor to ceiling double glazed window allows natural light to flood the space. At the rear of the property an impressively sized 18' kitchen and dining room currently houses a mixture of wall and base mounted storage units which in turn house integrated appliances to include an oven and hob with extraction above with space remaining for a potential dishwasher and plumbing currently for a washing machine. The open flooring leaves potential for a formal dining table or additional storage if needed in time whilst double glazed doors sit at the rear of the property backing into the garden with fitted blinds.

The first floor landing splits in each direction to take you into each of the double bedrooms with a handy built in storage cupboard accessed from the landing and modern three piece bathroom suite complete with showerhead and glass screen mounted over the bath and a tall heated towel rail. The smaller of the bedrooms comes towards the rear of the property overlooking the back garden and tree line views beyond with the floor space being still more than large enough to accommodate a double bed with large freestanding storage. The larger of the bedrooms comes at the very front of the home with a dual front facing aspect. This well proportioned bedroom leaves more than enough space for a large double bed with further soft good soft furnishings and storage solutions with a bright and neutral décor keeping the space inviting at any time of the year.

FIND US

Postcode : NR11 7DW

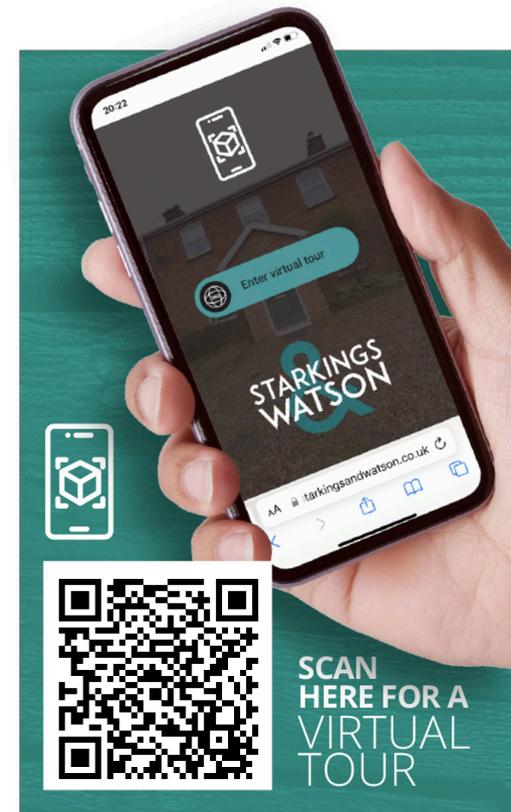
What3Words : ///appealed.wired.seating

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is currently offered as 60% shared ownership with ability to staircase and own a greater share in time. This property does have a local lettings policy so any potential applicant must have a connection to the North Norfolk area and must be registered on the NNDC housing register. This property also has an 80% restriction in place meaning owners can staircase their ownership percentage to a maximum of 80% ownership. There is a rent charge to pay on the remaining 40% share amounting to £262.66 per month with additional service charges amounting to approx. £40 per month which includes buildings insurance and grounds maintenance. For more information on shared ownership as a whole or this property directly, please speak to our sales team where a selection of informative materials can be shared with potential buyers.







THE GREAT OUTDOORS

The rear garden is larger than one might imagine for a property of its style with timber panel fencing fully enclosing the space. A large flagstone patio seating area creates the ideal space to sit and enjoy the summer sunshine with friends and family whilst a timber shed then gives way to a large open lawn space kept private courtesy of the property's position with a tree lined backing.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

797 ft²

74.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: 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.