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Birch Court . Erpingham . NR11 7NQ

£225,000

**VIEW TO APPRECIATE THIS MODERN DETACHED
BUNGALOW WITH PRIVATE GARDEN IN POPULAR RURAL
VILLAGE SETTING**

A double-glazed upvc front door leads to the 'L' entrance hall. The generous lounge of some 16'7" in length makes for an ideal lounge dining space with double-glazed doors that lead out to the rear garden. The kitchen also to the rear of the property features work surfaces, base and eye level units and integrated hob and oven with extractor, it is also a double aspect room with double-glazed windows to both the side and rear, oil fired boiler and double-glazed door that leads through to the rear garden. Both bedrooms face to the front elevation, the double main bedroom offers double-glazed window and the second bedroom, a generous single, also offering double-glazed window and makes for a useful bedroom/study/home working space. The accommodation is completed by the bathroom comprising bath with wall mounted shower, wash hand basin, WC and double-glazed window facing to the side.

The property has both a TV aerial and a satellite dish with interior cable connections. It also has a telephone point used for broadband reception by the TV area in lounge

There are front, side, and rear gardens. The front garden has a decorative weeping birch from which Birch Court takes its name. The rear garden is impressive as it is a private space laid to lawn with paved patio area, it is well stocked with a red grape vine and raspberry canes in protective netting cages. There are also bramley apple and cherry trees and a mature blackcurrant bush, complete with driveway that offers parking for at least two cars, leading on to a single garage with up and over door with light and power that leads to the garden.

Viewing recommended to appreciate the property's village setting.



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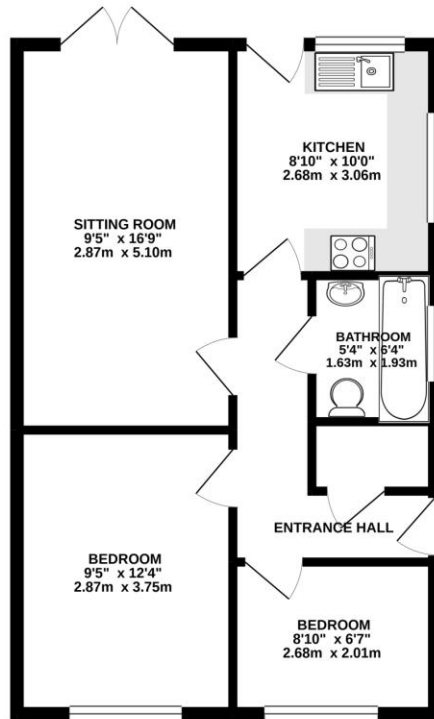
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GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note:

Birch Close is a private close with all residents to contribute to the upkeep.

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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



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