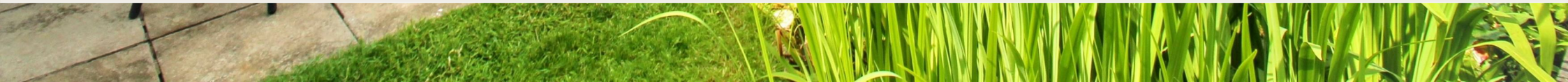


OFFERS OVER

£210,000

Thwaite Common, Erpingham, NR11 7QG

Arnolds | Keys









THE PROPERTY

3 Walpole Barn Thwaite Common, Erpingham, NR11 7QG

A charming one bedroom barn conversion nestled near the picturesque village of Erpingham. The property boasts well presented accommodation and a delightful cottage style rear garden, with off road parking for two vehicles at the front.
Forming part of a small complex of converted barns, this charming period property offers quaint and characterful accommodation comprising an entrance hall leading to a well proportioned double bedroom, bathroom with vaulted ceiling, a dual aspect kitchen/diner and a further dual aspect cosy living room with wood burning stove. The property boasts a delightful cottage style garden that runs the width of the property, full of a beautiful variety of shrubs and flowers, with off road parking at the front for two vehicles.

Thwaite Common is an idyllic location within North Norfolk, surrounded by open countryside yet conveniently close to the nearby market town of Aylsham and the Coast.

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THE DETAILS

Property Details

ENTRANCE HALL
Double glazed door with obscured glass to front entrance, airing cupboard, carpet.

BEDROOM
Double glazed window to rear aspect, carpet, electric storage heater.

BATHROOM
Fitted with a three piece suite comprising bath with electric shower over, pedestal wash hand basin, WC, velux window, tiled flooring, electric storage heater, extractor fan.

KITCHEN DINER
A dual aspect room with double glazed window to front and rear aspect, fitted with wall and base units with inset sink and drainer, space and plumbing for washing machine, space for under counter fridges/freezers, fitted electric oven and electric hob, tiled flooring, electric storage heater.

LIVING ROOM
A dual aspect room with double glazed window to front and rear aspect, inglenook fireplace with wood burning stove, uPVC door with double glazed panels to rear garden, carpet, electric storage heater.

EXTERNAL
To the front the property features a shingle off road parking area with space for two vehicles. The mature, cottage style rear garden features a variety of established shrubs and flowers, including two ponds and a paved patio seating area.

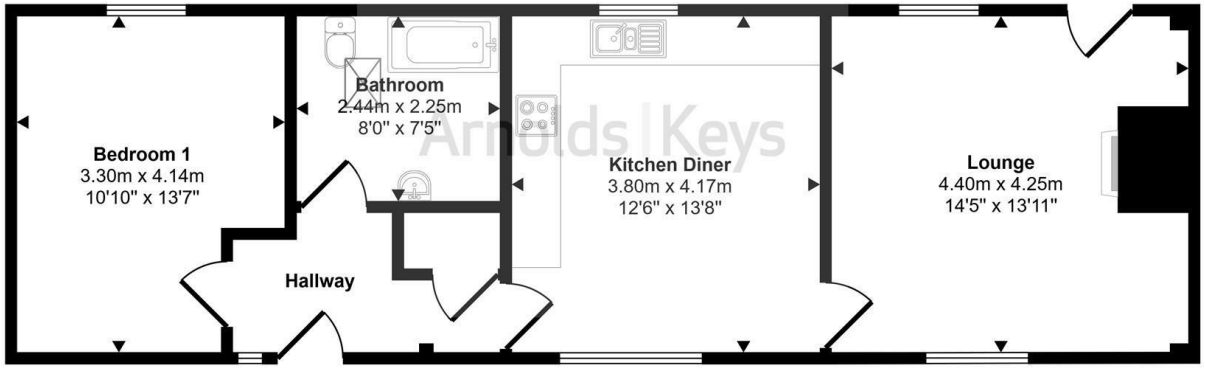
AGENTS NOTES
This property is Freehold.
Mains drainage, electricity and water connected.
Council tax band: B (North Norfolk)



Location

The property is positioned on a quiet lane within the popular village of Erpingham, just over 3 miles north of Aylsham and 15 miles north of the City of Norwich. The village itself offers a local pub, village hall, primary school and is surrounded by countryside providing plenty of scenic walks. Erpingham is also within easy reach of the beautiful North Norfolk Coast and is less than 10 miles from the popular seaside town of Cromer.

Approx Gross Internal Area
61 sq m / 659 sq ft

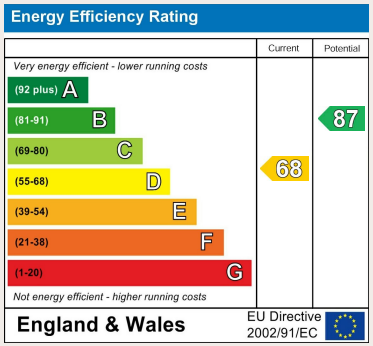


Floorplan

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.









Contact Us

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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