

Holly Cottage Birch Court Jubilee Close, Erpingham - NR11 7NQ

£240,000 Freehold

Presenting this two-bedroom detached bungalow, set in a private location and offering both comfort and practicality. The property features a large lounge, perfect for relaxing or entertaining, as well as ample off-road parking with two driveways and a garage. The wrap-around garden provides plenty of outdoor space to enjoy, making this an ideal home for those seeking a quiet retreat with all the conveniences of modern living.

Location

Jubilee Close in Erpingham is a sought-after location, offering a quiet yet accessible neighbourhood. Tucked away in a well-established area, the close is free from through traffic, ensuring privacy and a relaxed atmosphere. Residents benefit from a friendly, safe, and family-oriented community. The area is conveniently located with easy access to local shops, schools, and parks, providing a perfect balance of convenience and comfort. Strong transport links offer quick connections to nearby towns and cities, making commuting effortless.

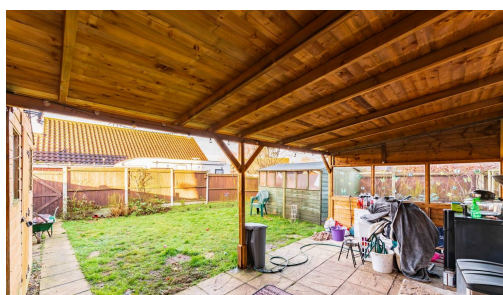


Agents notes

We understand the property will be sold freehold, connected to mains services water drainage and water.

Heating system -Fired central heating

Tax Council Band- B



Jubilee Close, Erpingham

Entering through the welcoming hall, which also features a convenient cupboard for extra storage, you immediately feel the warmth and character of the home. The spacious lounge offers a comfortable space for relaxing or entertaining guests. A door leads to the rear garden, connecting the living area with the outdoor space.

Next, you'll find the modern kitchen, featuring built-in cupboards and ample counter space. Whether you're preparing a family meal or cooking for yourself, this well-equipped kitchen meets all your needs.

The property features two generously sized bedrooms, offering cosy retreats for rest. The family bathroom is conveniently located and features a bath with an overhead shower attachment.

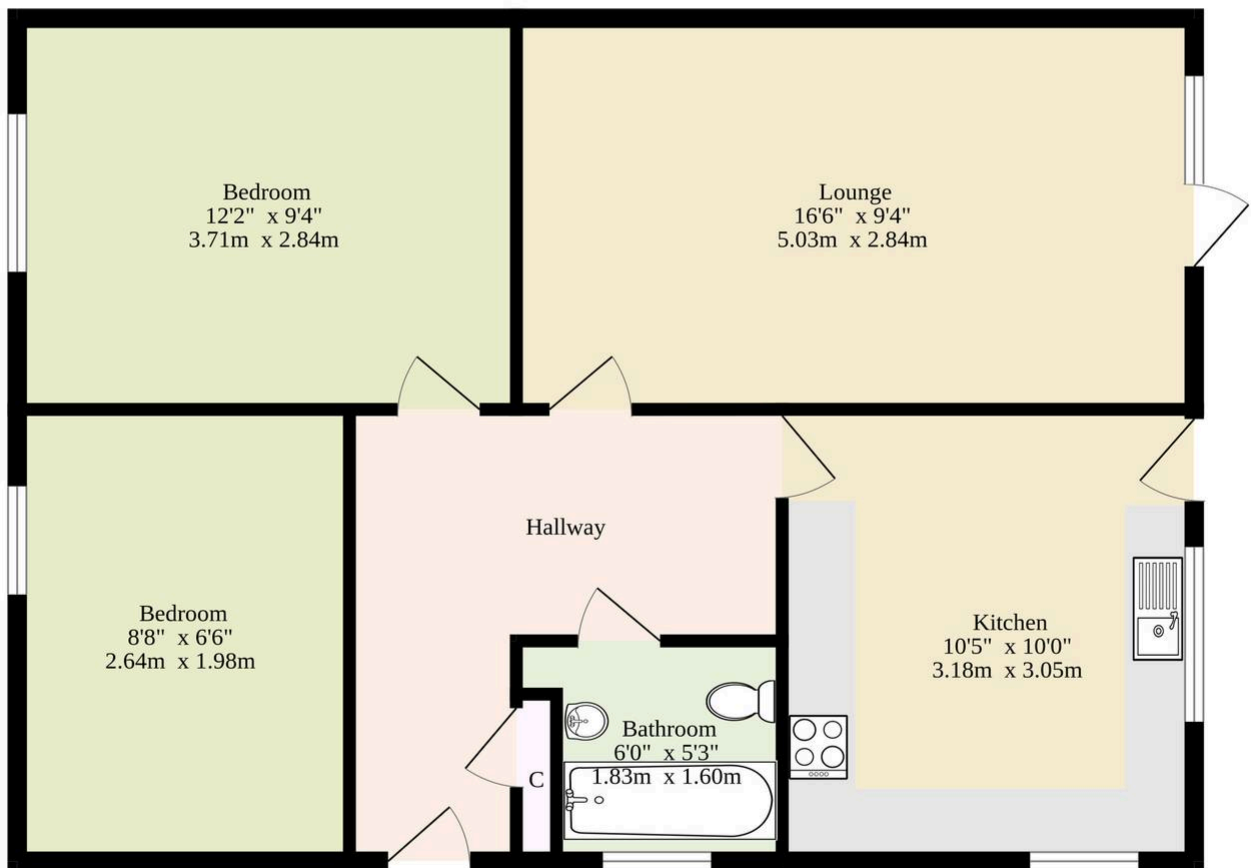
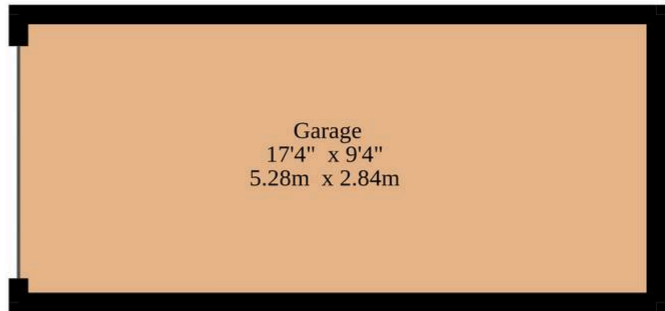
Throughout the home, radiator heating keeps you warm and comfortable during the cooler months. The property also benefits from double glazing.

Stepping outside, the wrap-around garden offers a private space, perfect for enjoying the outdoors. A convenient storage shed is ideal for keeping tools and outdoor equipment.

The property has ample off-road parking, provided by two driveways and a garage, offering plenty of space.



Ground Floor
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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