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Holly Cottage, Birch Court, Jubilee Close, Erpingham,

Norfolk, NR11 7NQ

Holly Cottage is a vacant, detached bungalow, ideal as a family or second home, located in the traditional north Norfolk village of Erpingham, situated in an unspoilt pocket of countryside between the market towns of Aylsham and Cromer on the north Norfolk Coast. The village enjoys local amenities including a school, parish church and a public house. Additional amenities can be found in the nearby market town of Aylsham including schooling for all ages, supermarket and leisure facilities.

Located on a corner plot, the property is set back from the road and benefits from off-road parking and a garage. It is approached through wooden fencing where there is an enclosed front lawn garden. To the rear, a paved sun terrace extends away to a south facing lawn garden with mature shrubs and a storage shed.

The property enters into a hallway where separate internal doors lead into a storage cupboard, two bedrooms, a kitchen, with access to the rear garden and a lounge dining room with double doors that overlook and open out to the rear terrace.

The property is further complimented in its proximity to the seaside town of Cromer with its historic pier and theatre, as well as restaurants, cafes and dog friendly beach. The cathedral city of Norwich lies approximately seventeen miles to the south and affords excellent retail therapy, an airport, train station, night life and extensive historical interest.



Detached



Bungalow



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band B

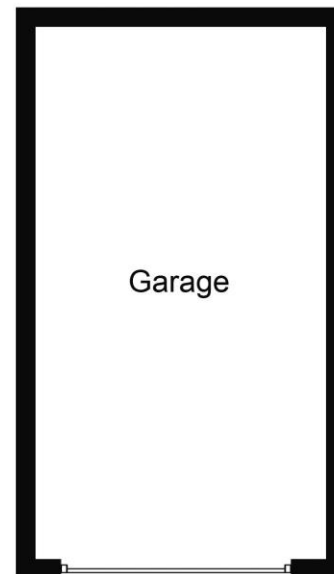
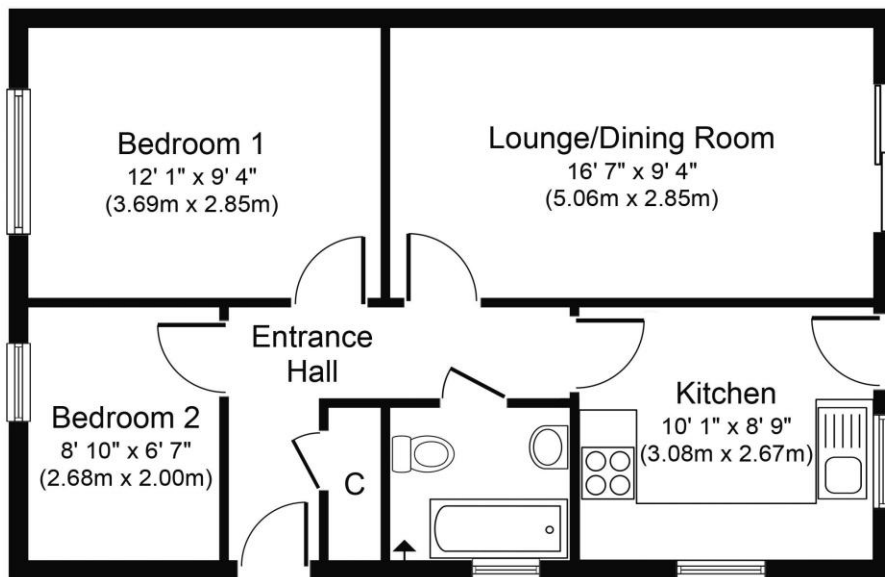


Off-Road
Parking



Garage





Bathroom
6' 0" x 5' 3"
(1.82m x 1.61m)

Approximate Floor Area
535 sq. ft.
(49.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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		

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