



## John Franklin Way, Erpingham, NR11 7AZ

A wonderfully presented four bedroom detached family home with no onward chain

**£475,000 - £500,000**

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### Overview

- LIGHT & AIRY
- FOUR SPACIOUS BEDROOMS
- MODERN KITCHEN  
BREAKFAST ROOM WITH AGA
- ENTRANCE HALL PLUS  
GALLERIED LANDING
- FAMILY BATHROOM, ENSUITE  
PLUS DOWNSTAIRS WC
- UTILITY ROOM
- SITTING ROOM PLUS  
SEPARATE DINING ROOM
- NO ONWARD CHAIN



**“with four bedrooms, two reception rooms, kitchen/breakfast room, sitting room and dining room, this spacious home is a must see!”**



No Onward Chain!

A beautifully presented 4 bedroom family home in a superb location close to the historical market town of Aylsham and only 8 miles from the coast and 14 from the Norfolk Broads. With entrance hall, galleried landing, two reception rooms, utility, en suite and garage.



## Location

Erpingham is situated approximately 4 miles North from the Market Town of Aylsham and 9 miles from the North Norfolk Coast, Cromer. There are local walks nearby, playing field and a village public house.

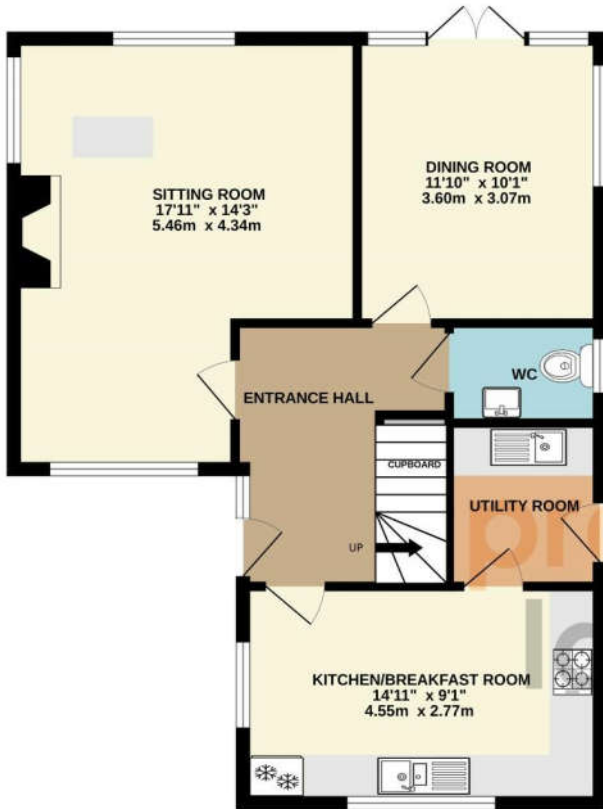


## Directions

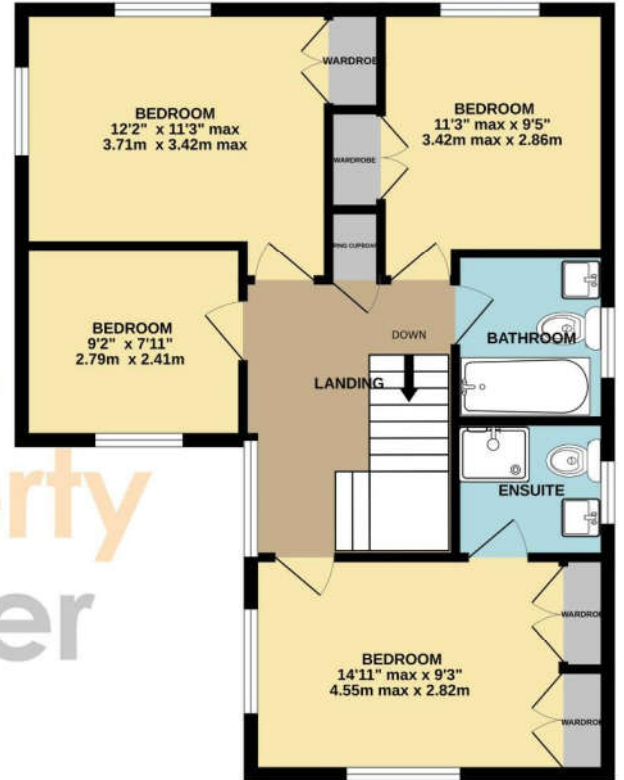
Head North on A140 towards Cromer. Turn left into High Noon Road then right into Eagle Road. Turn right into John Franklin Way and the property can be found on the right hand side.



GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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