



## 72 Eastgate Street, North Elmham - NR20 5HF

£450,000 Freehold

Presenting this modern and well-presented three-bedroom detached bungalow offers comfortable living with air conditioning throughout. The spacious interior includes a stylish kitchen, an inviting lounge with a log burner, and an open-plan dining area that opens to the garden. The property also features a detached cabin/bar with its own WC, perfect for entertaining. Situated in a well-connected area, it offers ample off-road parking, a garage, and a large, low-maintenance garden. This home offers a perfect balance of style and convenience.



## Location

Eastgate Street in North Elmham is a charming and peaceful location, offering easy access to local amenities. The village is well-connected, with nearby transport links providing quick access to surrounding towns and cities. With picturesque countryside nearby, it offers a relaxed setting while being close to schools, shops, and essential services. The area also offers a strong sense of community, making it a welcoming place to live.

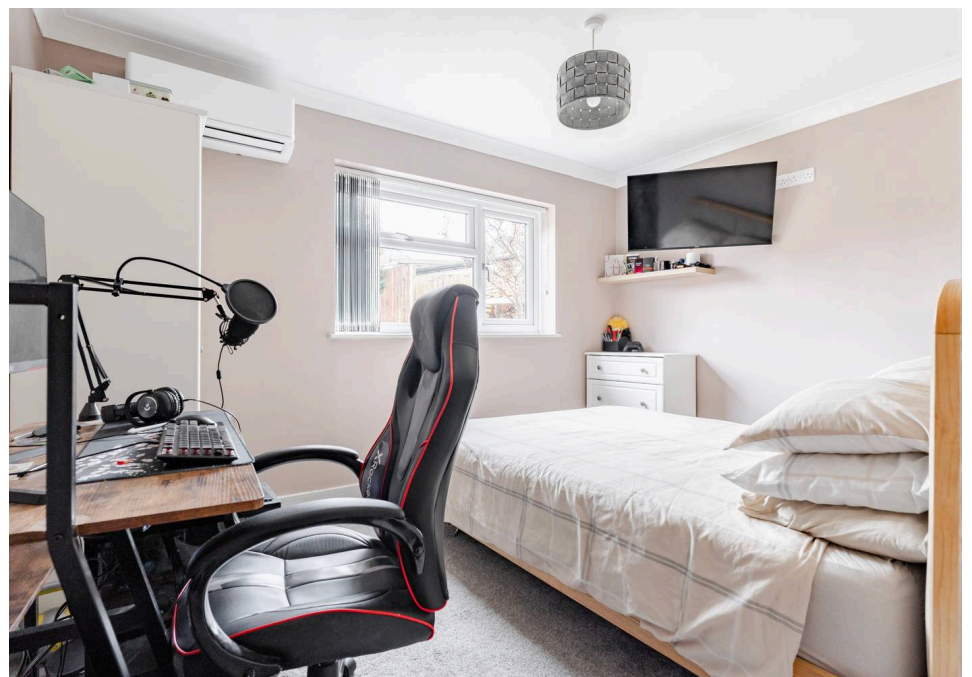
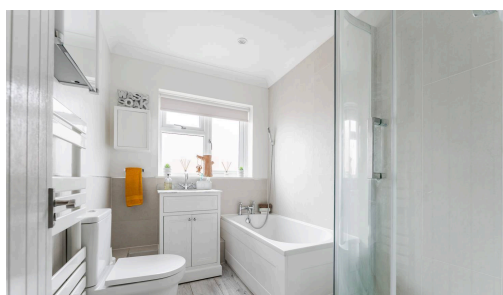


## Agents notes

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

Heating system-Oil central Heating

Tax Council Band- C





## Eastgate Street, North Elmham

Step inside through the porch and into the hallway; you'll find a convenient cupboard for storage right at the entrance. To the right, the well-equipped kitchen features built-in cupboards and plenty of counter space, including a breakfast bar, combining practicality with style.

Walking through, you'll find the spacious lounge, with bay windows that flood the room with natural light. The log burner serves as the room's focal point, providing warmth and ambience on colder evenings. The open-plan dining room, conveniently located next to the lounge, is brightened by French doors that open to the garden, allowing for a seamless flow between the indoor and outdoor spaces.

This home offers three bedrooms, each with unique features. The master bedroom comes with air conditioning, a wardrobe with sleek sliding doors, and an en-suite shower room for added comfort. The second bedroom also includes air conditioning, while the third bedroom offers flexibility for a child's room or a home office.

The family bathroom includes a bath with an overhead shower attachment, along with a separate shower.

Additionally, the property benefits from new windows, installed just three years ago, with double glazing throughout, enhancing both energy efficiency and sound insulation.

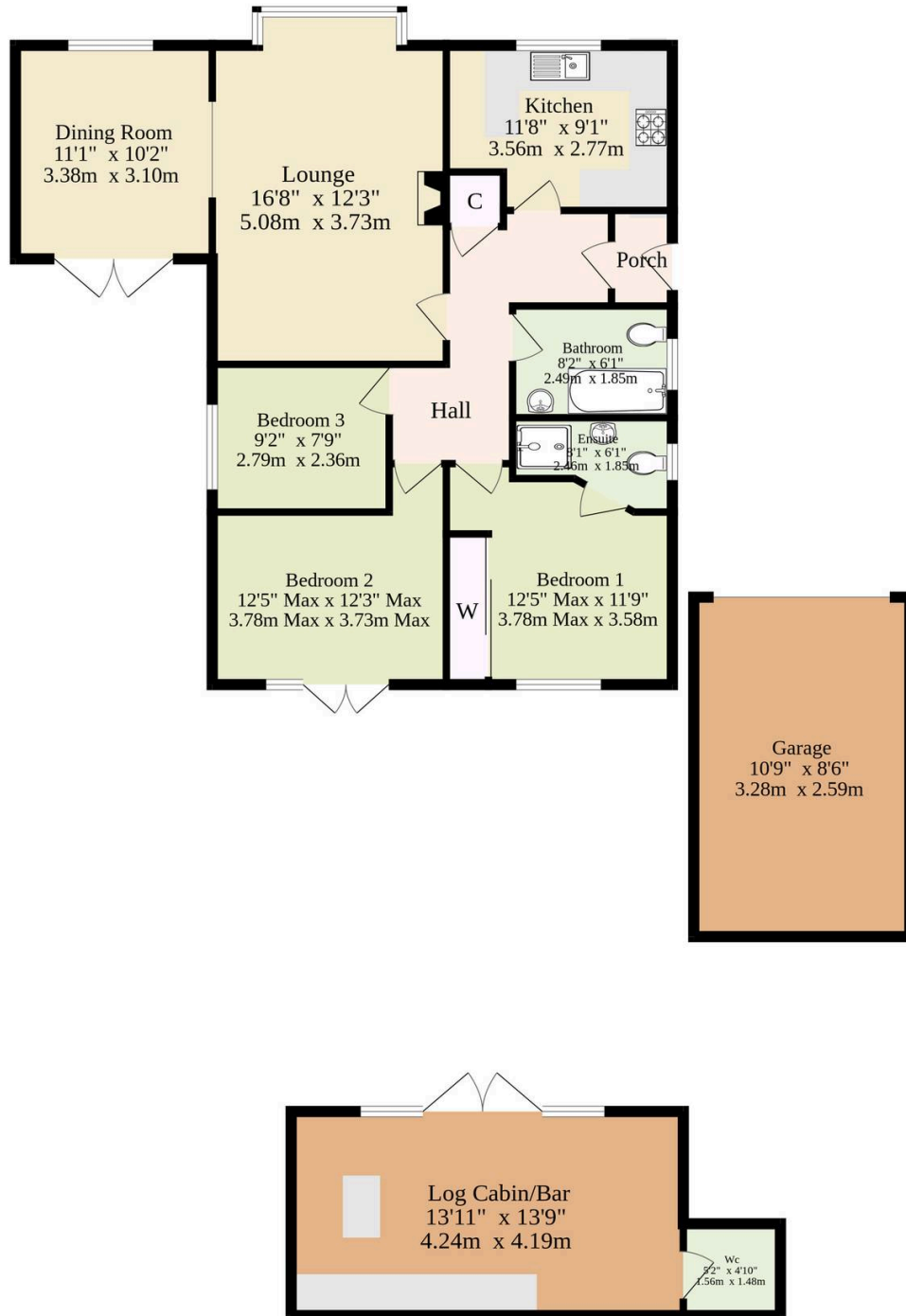
Outside, the low-maintenance rear garden offers a paved area, perfect for outdoor seating. A detached cabin/bar in the garden comes with its own WC, air conditioning, built-in cupboards, and counter space, making it an ideal space for entertaining. Power is supplied to both the garden and the cabin for convenience.

The expansive brick-weave driveway and garage provide ample off-road parking for multiple vehicles.

For added convenience and security, the property is equipped with automatic circuits and outdoor lighting.



**Ground Floor**  
**1401 sq.ft. (130.2 sq.m.) approx.**



**TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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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