



21 Jubilee Close, Erpingham

Minors & Brady



21 Jubilee Close

Erpingham, Norwich

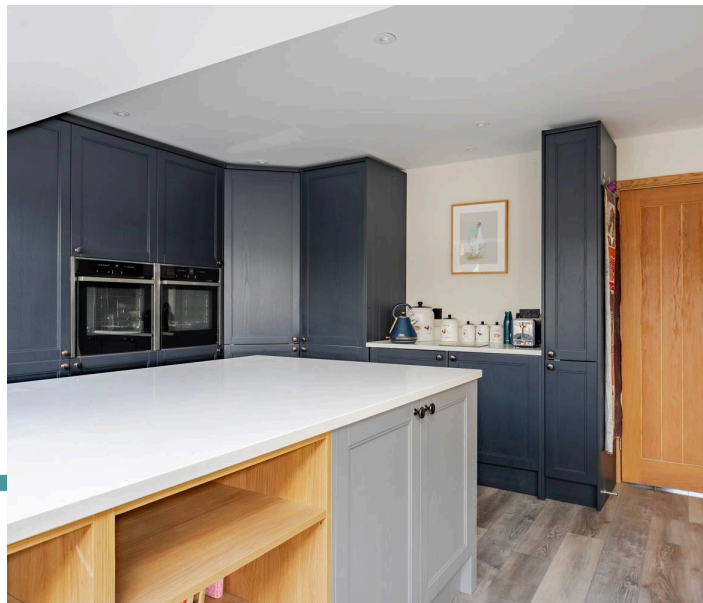
Set within a private, non-overlooked corner plot at the end of a quiet cul-de-sac, this exceptional detached home has been lovingly cared for and thoughtfully transformed by the same owners for over 22 years, creating a property that effortlessly adapts to modern family life. Extended and renovated throughout, it offers generous and flexible accommodation including five double bedrooms, versatile ground-floor living, a dedicated home office, and an impressive open-plan kitchen, dining and family space with underfloor heating, skylights and bi-fold doors opening onto the landscaped garden. The recently fitted kitchen, complete with a central island and integrated appliances, forms the social hub of the home, while the private garden, ample parking and village location provide the perfect setting for families seeking both space and convenience. With easy access to Aylsham, Norwich and the surrounding countryside, this is a home designed for growing families, entertaining and everyday living at its very best.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity and drainage.

Oil central heating.



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Jubilee Close enjoys a tucked-away position within the North Norfolk village of Erpingham, a community that appeals to a wide range of buyers seeking a balance between rural surroundings and access to everyday amenities. Popular with families, retirees and those looking to enjoy a quieter pace of life, the village retains a strong sense of community while remaining within easy reach of larger centres including Aylsham, North Walsham and the North Norfolk coastline.

For day-to-day shopping and services, the nearby market town of Aylsham, approximately five miles away, provides a good selection of supermarkets, independent retailers, cafés, public houses and essential services.

Erpingham Church of England Primary School serves the village, while Aylsham High School and a number of other well-regarded schools can be found within the wider catchment area. Educational options across North Norfolk, together with convenient school transport links, make the area a practical choice for those with children of different ages.

Road links provide access to the A140, connecting Norwich with the North Norfolk coast, while rail services are available from nearby North Walsham and Cromer, offering connections to Norwich and beyond via the Bittern Line. Local bus services also operate through the area, linking surrounding villages with nearby towns and services, making day-to-day travel manageable whether commuting, shopping or exploring the county.

The beaches at Cromer, Overstrand and Mundesley are within easy reach, while the Norfolk Broads, Blickling Estate and an extensive network of countryside walks, quiet lanes and bridleways offer opportunities for outdoor recreation throughout the year.







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Occupying a desirable position at the end of a quiet cul-de-sac within the sought-after Norfolk village of Erpingham, this substantial detached residence sits proudly on a generous corner plot and enjoys a wonderfully private, non-overlooked setting.

Having been owned by the current family for over twenty years, the property has been lovingly maintained, extensively extended and thoughtfully renovated to create an exceptional home perfectly suited to modern family life. Offering spacious and highly flexible accommodation throughout, the layout lends itself equally well to growing families, home-working requirements, multi-generational living and those seeking the convenience of ground-floor bedroom accommodation.

The property is approached via a brick-weave driveway providing off-road parking for approximately four vehicles. The former double garage has been converted into a practical home office, offering excellent workspace accommodation for those working remotely, whilst retaining the potential to be returned to garaging if required.

A welcoming porch entrance leads into an inner hallway, forming the central hub of the home and providing access to the principal ground-floor rooms. A conveniently positioned cloakroom/WC enhances the practicality of the layout for both residents and visiting guests.



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Positioned to the front of the property, the living room offers a comfortable and inviting environment in which to relax and entertain. A large front-facing window floods the room with natural light, creating a bright and airy atmosphere throughout the day. Generous proportions allow for a variety of furniture arrangements, making it an ideal space for family gatherings or quieter evenings at home.

Undoubtedly forming the heart of the home is the impressive extended kitchen and dining area. Thoughtfully designed with contemporary family living in mind, this remarkable space enjoys underfloor heating and an effortless connection between cooking, dining and socialising areas. Three skylights draw in additional daylight from above, while substantial bi-fold doors create a seamless link to the rear garden, perfect for indoor-outdoor entertaining during the warmer months. A stylish media wall with a built-in surround sound system creates an impressive focal point within the dining and family area, enhancing the space for both relaxation and hosting guests.

The recently fitted kitchen has been finished to a high standard and features an extensive range of contemporary cabinetry alongside quality work surfaces and a striking central island illuminated by elegant pendant lighting. A comprehensive range of integrated appliances includes twin ovens, an induction hob with extractor, fridge/freezer and dishwasher, ensuring both style and functionality. Plentiful storage and preparation space make it equally suited to everyday family life and larger-scale entertaining.



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One of the property's most appealing attributes is its versatile ground-floor accommodation. A generous double bedroom benefits from a private dressing area, offering excellent flexibility for guests, older relatives or those seeking single-level living options. Adjacent to this, the converted home office presents further opportunity and could easily serve as additional bedroom accommodation, a hobby room or living space to suit changing family requirements.

The first-floor continues to impress with four well-proportioned double bedrooms arranged around a central landing. The principal bedroom provides a comfortable and private sanctuary, further enhanced by the addition of a contemporary en-suite shower room. The remaining bedrooms are all generously sized and capable of accommodating a variety of lifestyles, whether as children's bedrooms, guest accommodation or dedicated home-working spaces. Serving the additional bedrooms is a well-appointed family shower room, fitted with modern sanitaryware and designed to cater efficiently to the demands of a busy household.

Outside, the rear garden has been carefully maintained and thoughtfully arranged to maximise enjoyment throughout the seasons. Offering a high degree of privacy, the garden features a resin pathway, alongside a raised lawn providing space for children and pets to enjoy. A generous patio creates the ideal setting for outdoor dining, entertaining and relaxation, while established vegetable patches offer opportunities for home-grown produce. Further features include a greenhouse and timber shed, ensuring excellent storage and practicality for keen gardeners.

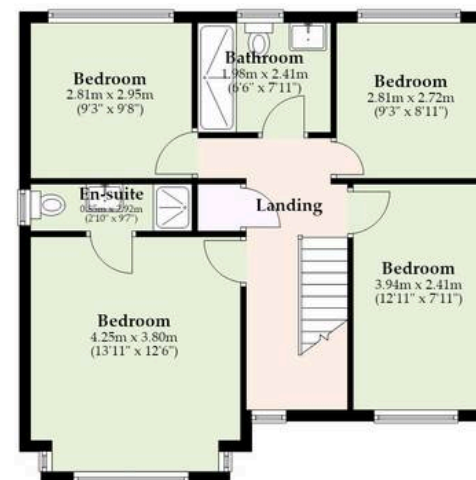
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Ground Floor
Approx. 172.2 sq. metres (1853.4 sq. feet)



First Floor
Approx. 61.3 sq. metres (659.4 sq. feet)



Total area: approx. 233.4 sq. metres (2512.8 sq. feet)

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.
Plan produced using PlanUp.

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