

Arnolds | Keys



3 The Street, Burgh-Next-Aylsham, Norfolk, NR11 6AB

Guide Price £625,000

- PICTURESQUE VILLAGE LOCATION
- FOUR BEDROOMS
- LARGE DRIVEWAY TO FRONT
- TWO BATHROOMS
- 2 MILES FROM AYLSHAM
- FOUR RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- KITCHEN DINER

3 The Street, Burgh-Next-Aylsham NR11 6AB

A spacious and beautifully presented detached home situated in the idyllic village of Burgh-Next-Aylsham, surrounded by countryside and only 2 miles from the market town of Aylsham.



Council Tax Band: E



DESCRIPTION

Situated within the picturesque village of Burgh-Next-Aylsham, this four bedroom detached home offers ample accommodation with multiple dual aspect rooms creating bright and open living spaces. The home is located less than 2 miles from the market town of Aylsham, offering a host of local amenities whilst being surrounded by beautiful countryside offering plenty of scenic walking routes. The property is also conveniently placed opposite the stop for the local school bus into Aylsham.

On the ground floor the property offers a welcoming reception hall, four reception rooms to include a conservatory and home office, a large kitchen diner, utility room and shower room. To the first floor there are four bedrooms and a family bathroom fitted with a four piece suite.

Externally, the home boasts ample off road parking to the front and a beautifully kept rear garden with a raised decked area for seating and a hot tub.

ENTRANCE HALL

UPVC door to front entrance, oak wood flooring, radiator.

KITCHEN/DINER

Triple aspect room with double glazed windows to front and both side aspects, fitted with base units with granite worksurface over housing inset stainless steel one and a half sink and drainer, integrated dishwasher, double drawer fridge and bin storage, oil fired Aga and water softener, UPVC door to side aspect, tiled flooring, radiator.

UTILITY ROOM

UPVC door to front entrance, double glazed window with obscured glass to front. Fitted with base units with worksurface over, inset ceramic sink with drainer, integrated freezer, walk in storage cupboard, space for a free standing fridge/freezer, space and plumbing for a washing machine and tumble dryer, biomass wood pellet heating system.

RECEPTION ROOM

Dual aspect room with double glazed windows to rear and side, oak wood flooring, radiator.

SHOWER ROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising shower cubicle with mains connected shower and rainfall shower head, WC, wash hand basin, heated towel rail, tiled flooring with underfloor heating.

LIVING ROOM

A bright room with double glazed French doors to the conservatory, multi fuel burning stove and oak flooring continued.

HOME OFFICE

Double glazed sky light, double glazed window to conservatory with UPVC door, parquet flooring, radiator.

FIRST FLOOR LANDING

Double glazed Velux window, carpet flooring, radiator.

BEDROOM ONE

Dual aspect room with double glazed window to rear and electrically controlled Velux window to side aspect, built in double wardrobe, carpet flooring and radiator.

BEDROOM THREE

Dual aspect room with double glazed window to rear aspect and electrically controlled Velux window to side, built in cupboard with shelving units and a rail, carpet flooring and radiator.

BEDROOM TWO

Dual aspect room with double glazed window to front and electrically controlled Velux window to side aspect, carpet flooring, radiator, fitted shelving units.

BATHROOM

Double glazed window with obscured glass and two Velux windows to side aspect, fitted with a four piece suite comprising free standing bath, corner shower cubicle with digital power shower, WC, wash hand basin fitted onto vanity unit, heated towel rail, tiled flooring with electric underfloor heating, partly tiled walls.

BEDROOM FOUR

Double glazed window to front aspect, carpet flooring, radiator.

EXTERNAL

To the front the property is approached via a shingle driveway providing off road parking for multiple cars. The rear garden is laid to lawn with a patio area, raised flower borders and a raised decked area to provide further seating and a hot tub.

AGENTS NOTES

This property is Freehold.
Mains electricity and water connected.
Biomass wood pellet heating system, drainage via a septic tank.
Council tax band: E

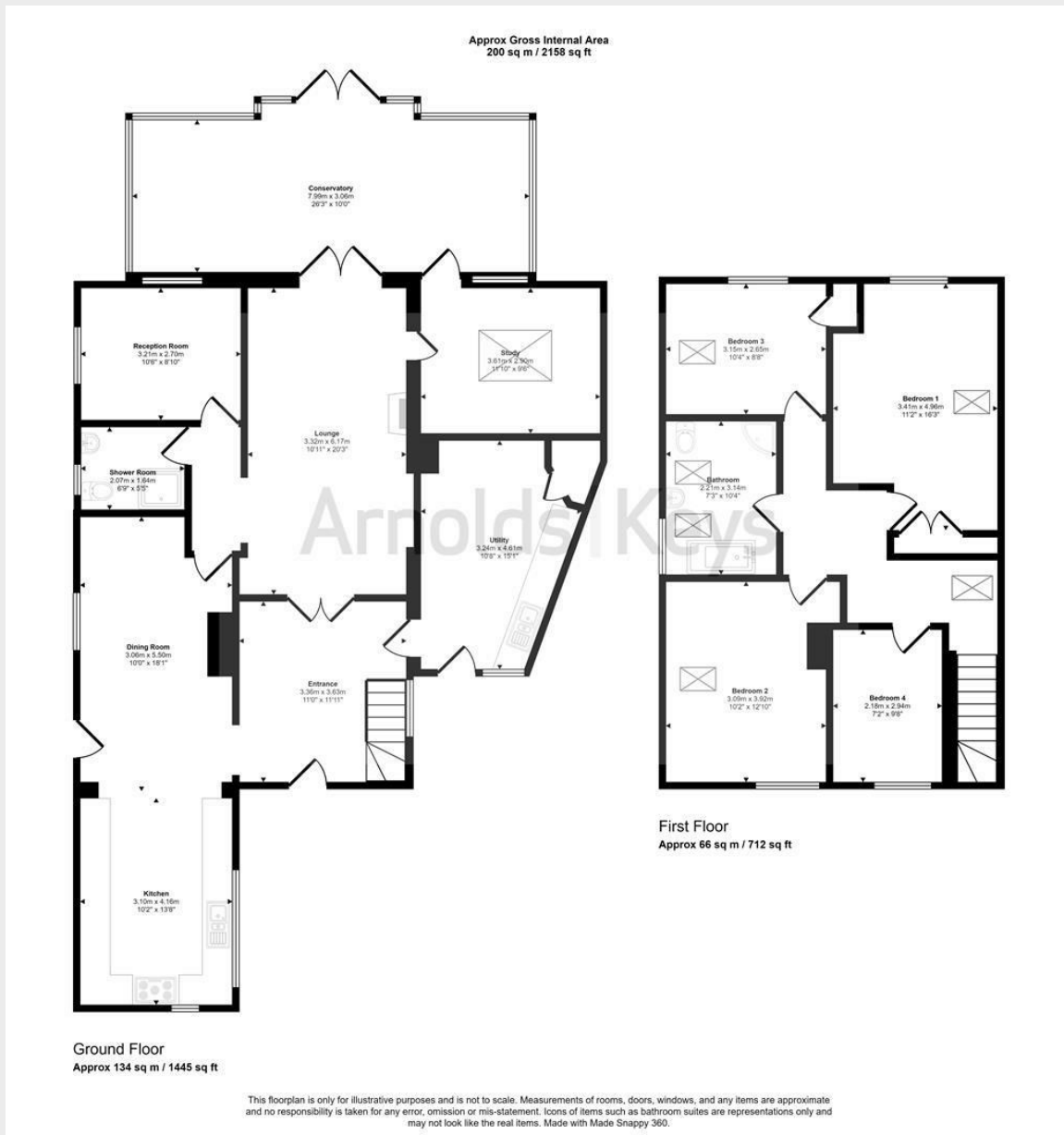


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

