

Arnolds | Keys



The Byre Buxton Road, Aylsham, NR11 6UB

Price Guide £500,000

- BARN CONVERSION
- TWO RECEPTION ROOMS
- OUTBUILDING CONVERTED TO HOME OFFICE
- CHARACTERFUL FEATURES
- AMPLE OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- GENEROUS MATURE GARDEN
- DOUBLE CAR PORT AND GARAGE
- BEAUTIFUL MATURE GARDENS
- CLOSE TO LOCAL AMENITIES

The Byre Buxton Road, Aylsham NR11 6UB

A unique opportunity to purchase this charming barn conversion close to the market place in Aylsham, boasting beautiful mature grounds measuring just under 0.2 acres with ample parking, a converted brick built home office, garage and a double bay car port.



Council Tax Band: D



DESCRIPTION

Situated within the sought after market town of Aylsham, this unique two bedroom barn conversion offers charming features to include wooden beams, exposed brick walls, a beautiful inglenook fireplace with wood burning stove and Norfolk Pamment tiled flooring. Internally the home offers multiple dual aspect rooms creating bright living spaces, with two reception rooms, a ground floor cloakroom, kitchen, two double bedrooms and a family bathroom to the first floor.

Externally the property is approached through a gated entrance, with ample space for off road parking. The home enjoys generous grounds measuring just under 0.2 acres with two ponds, mature lawn, a brick built outbuilding which has been cleverly converted into a useful home office, a garage, shed, and a double bay car port.

KITCHEN

A dual aspect room with UPVC door to front entrance, two double glazed windows to front aspect and a window to side with a further Velux window to flood the room with light, comprising wall and base units with timber worksurface over and inset one and a half stainless steel sink and drainer, 5 ring gas hob with cooker hood over, integrated appliances include an electric double oven, microwave and a fridge freezer. Space for washing machine and tumble dryer, radiator, Norfolk Pamment tiled flooring.

DINING ROOM

A multi aspect room with double glazed window to front aspect and two windows to rear, UPVC door to front entrance, laminate Karndean flooring, stairs to first floor, radiator.

CLOAKROOM

Fitted with a WC and wash hand basin, heated towel rail, extractor fan, laminate Karndean flooring continued.

LIVING ROOM

A dual aspect room with three double glazed windows to rear and two to front aspect, inglenook fireplace with brick surround and alcoves to either side housing a wood burning stove, carpet flooring, radiator.

FIRST FLOOR LANDING

Double built in cupboard with rail, double glazed windows to front, Velux window to rear aspect, radiator, carpet flooring, fitted shelving units up the stairs.

BATHROOM

Velux window to rear aspect, three piece suite comprising bath with mixer tap and electric 'Mira' shower over, WC, vanity with wash hand basin, heated towel rail, tiled flooring and walls.

BEDROOM ONE

A dual aspect room with Velux window to rear and double glazed window to front aspect, built in storage cupboard with rail, carpet flooring, radiator.

BEDROOM TWO

A further dual aspect room with Velux window to rear and double glazed window to front aspect, carpet flooring, radiator.

HOME OFFICE

The home office (previously one of the outbuildings) has been converted and fully insulated with power, lighting and electric heater installed with adjustable temperature gauge. It has a timber framed door and double glazed window to the garden aspect, Velux window, laminate flooring and is currently fitted with shelving units.

EXTERNAL

The property is approached from the road via a five bar timber framed gate providing access to the shingle driveway offering ample off road parking. The driveway leads round to the garage and shed; both with power and lighting, a double bay car port and the home office.

AGENTS NOTES

This is Freehold.

Mains drainage, electricity and water connected.

Gas central heating.

Council tax band: D



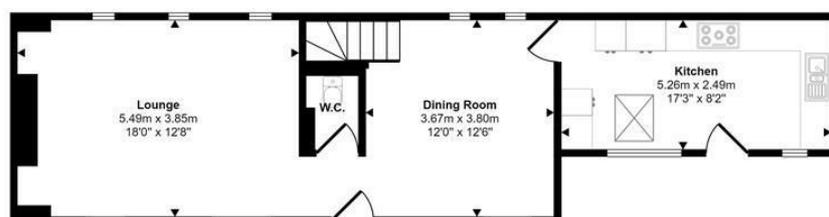
Viewings

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

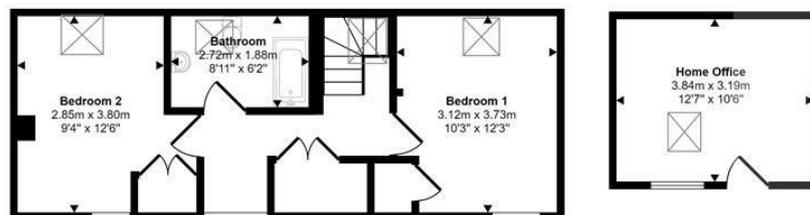
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
131 sq m / 1408 sq ft



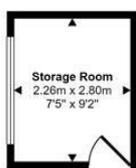
Ground Floor
Approx 54 sq m / 579 sq ft



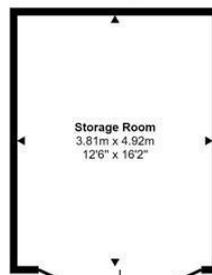
First Floor
Approx 40 sq m / 428 sq ft

Study
Approx 12 sq m / 132 sq ft

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Storage Room
Approx 6 sq m / 68 sq ft



Storage Room
Approx 19 sq m / 202 sq ft

THIS PLAN IS ONLY FOR ILLUSTRATIVE PURPOSES AND IS NOT TO SCALE. MEASUREMENTS OF ROOMS, DOORS, WINDOWS, AND ANY ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MIS-STATEMENT. ICONS OF ITEMS SUCH AS BATHROOM SUITES ARE REPRESENTATIONS ONLY AND MAY NOT LOOK LIKE THE REAL ITEMS. MADE WITH MADE SNAPPY 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

