



Burgh Road, Aylsham - NR11 6AT



Burgh Road

Aylsham, Norwich

Set back from the road, this DETACHED HOME offers PRIVACY with AMPLE OFF ROAD PARKING in the form of a SWEEPING DRIVEWAY and GARAGE to the front of the home. Internally, the living accommodation reaches over 1100 Sq. Ft (stms) and offers a versatile living space set across two floors. The ground floor hosts an OPEN PLAN dining room and kitchen with a 17' SITTING ROOM sat at the very rear of the home backing onto the PRIVATE REAR GARDEN with a ground floor WC also. From the landing a total of FOUR BEDROOMS can be found all of which have direct access to the NEWLY UPDATED SHOWER ROOM with TREE LINED VIEWS to the front and back of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached House
- Over 1100 Sq. Ft Of Accommodation (stp)
- Open Plan Kitchen/Dining Room
- 17' Sitting Room Backing Onto Rear Garden
- Four Bedrooms
- Newly Updated Shower Room & Separate WC
- Sweeping Driveway & Garage
- Sat Back From The Street In A Private Setting

The property is located in the un-spoilt market town of Aylsham which has some lovely 18th century buildings and gives views towards the large church. The popular town is situated approximately 12 miles from Norwich and 8 miles from Cromer. Today, the picturesque market place holds a twice weekly market on a Monday and a Friday and there are supermarkets, pubs and restaurants nearby.

SETTING THE SCENE

The property can be found set back down a private shingle track where the property is nestled right in the very corner with tall privacy giving hedges to both the side and front of the property. A sweeping driveway allows for the parking of multiple vehicles in front of the garage with lawn frontage and tile and pitched awning above the front door.



THE GRAND TOUR

Once inside, the central hallway is fully carpeted and allows access to all living accommodation on the ground floor with stairs for the first floor and built in storage cupboard. A two piece WC sits immediately to your left with frosted glass window to the side of the room whilst the kitchen comes to your right offering a wide range of wall and base mounted storage units with an integrated oven and hob and fridge freezer - the space also offers plumbing for a washing machine or tumble dryer. With an open plan feel this space opens into the dining room space with all carpeted flooring and decorative ceiling rose with a free flowing feel, this space is ideal for those with busy families. The very rear of the property is occupied by a 17' sitting room with a dual rear facing aspect. The property benefits from sliding double glazed doors taking you into the rear garden and also allowing the room to be flooded with natural light where a large and conventional carpeted floor space allows for a choice of layouts of soft furnishings.

The first floor landing allows access to all four double bedrooms within the property as well as the recently updated three piece shower room with a fully tiled surround, ample vanity storage and walk in shower unit. The two smaller bedrooms come to the left of the home, one with a rear facing aspect and a slightly smaller towards the front of the home. Both would be perfectly suited as single bedrooms with potential to be used as a nursery or study as well if desired. Two double bedrooms then sit on the adjacent side of the home again with a slightly larger room sitting towards the front with all carpeted flooring and uPVC double glazed windows to the front of the home. This room also benefits from the added from added built in wardrobes whilst a slightly smaller double bedroom sits towards the rear of the home again with all built in storage and carpeted flooring.

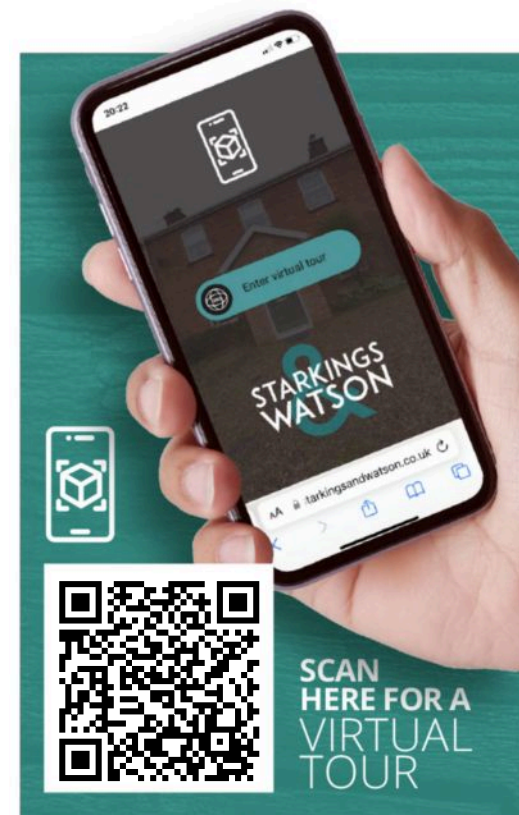
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



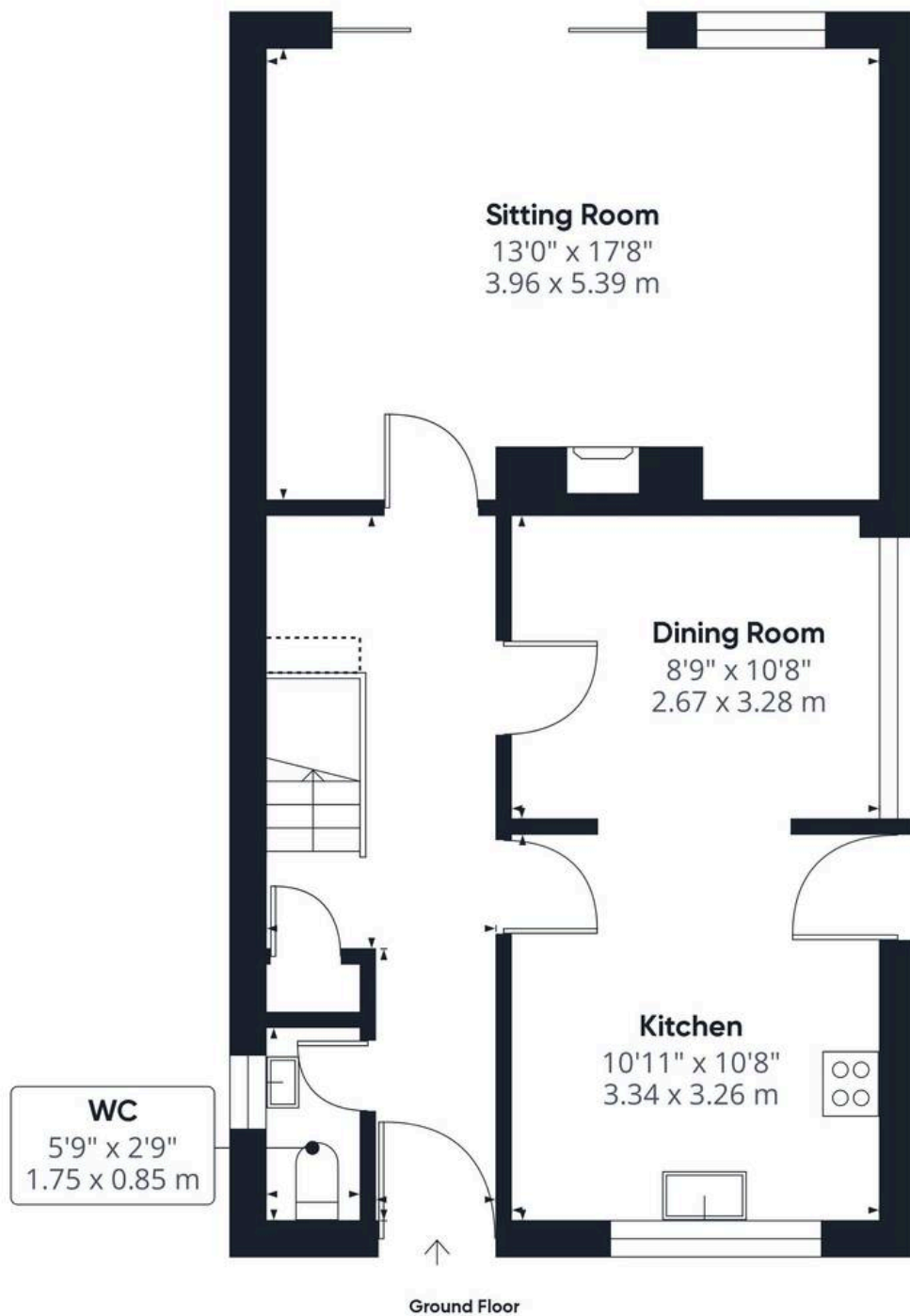




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber fencing and brick wall where a concrete patio is perfectly positioned to make the most of the summer sunshine whilst the lawn stretches out beyond this space with colourful planting borders housing mature trees and shrubs and hard standing for a patio. A timber shed sits in the very corner of the garden.





Floor 1

Approximate total area⁽¹⁾

1113.21 ft²
103.42 m²

Reduced headroom

2.51 ft²
0.23 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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