

SALES & LETTINGS

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Cromer Road, Aylsham, Norfolk, NR11 6HE

A detached property with over two thousand square feet of spacious and versatile accommodation ideal for any modern-day family. Located in the traditional un-spoilt market town of Aylsham, the property benefits from its proximity to the local amenities that include supermarkets, independent retailers, restaurants and public houses, schooling for all ages, a vets, dentist and medical centre, library, and community and leisure centres.

Set back from the road the property enjoys an elevated position and is approached over a hard-standing driveway providing ample off-road parking and access to a garden studio with separate storage, ideal for garden furniture or bicycles. To the side and rear paved and timber terraces, extend away to lawn gardens bordered by mature shrubs, a pond and trees providing tranquillity and the perfect setting for alfresco dining with friends and family.





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- OFF-ROAD PARKING
- DETACHED FAMILY HOME
- DETACHED STUDIO & STORE

- WELL-PRESENTED THROUGHOUT
- SPACIOUS VERSATILE ACCOMMODATION
- GENEROUS WELL-ESTABLISHED GARDENS

- NEARLY 2500 SQUARE FEET OF LIVING SPACE
- FOUR TO FIVE BEDROOMS, MASTER WITH EN-SUITE
- TWO RECEPTIONS, THREE BATHROOMS, ONE WITH A SAUNA

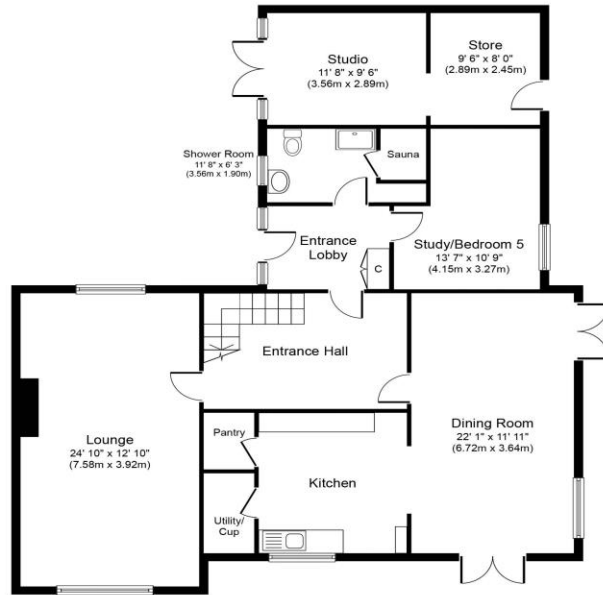
Well-presented throughout, the property enters into a lobby where there is cupboard storage and separate doors leading into a study or fifth bedroom, and a shower room with a sauna. A further door from the lobby leads into a hallway where there is access to a lounge with a feature fire place and to the heart of the home, a bright and airy dining room with two sets of double doors that open out to the rear garden, and an adjoining kitchen with a separate utility. To the first floor, a family bathroom and four double bedrooms, the master with built in storage and an en-suite, complete the accommodation.

Life at Cromer Road is further complimented in its easy access to both the Marriott's and Weavers' Way trails, great for walking, off-road cycling and horse riding. Aylsham is also the northern terminus for the renowned Bure Valley Railway, a narrow-gauge steam railway line to the Norfolk Broads capital of Wroxham. It is located less than thirty minutes to either the North Norfolk coastline, the Norfolk Broads capital of Wroxham or the county's capital city of Norwich.

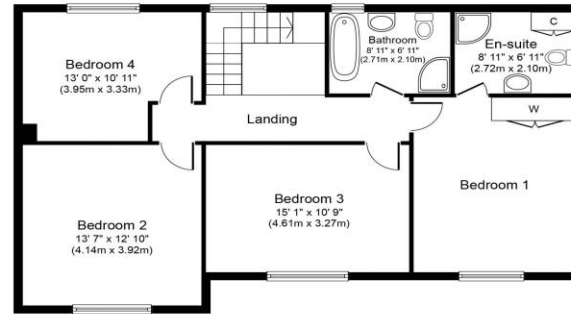




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Ground Floor
Approximate Floor Area
1,409 sq. ft.
(130.9 sq. m.)



First Floor
Approximate Floor Area
933 sq. ft.
(86.7 sq. m.)














Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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