



**Hungate Street, Aylsham, Norwich, NR11 6AA**

**welcome to**

**Hungate Street, Aylsham, Norwich**

VIEWING IS HIGHLY RECOMMENDED!

A characterful, Grade II Listed property with 3 Bedrooms, Modern re-Fitted Kitchen and delightful Courtyard. Located a short walk from Aylsham's historic market place.



## Description

This is a delightful, Grade II Listed property, set a stone's throw from the centre of the historic National Trust market place of Aylsham.

This property has a unique blend of old & new, with character features such as fireplaces, exposed timbers & a modern extension to the rear, which comprises of a curved glassed re-fitted Kitchen area. The property also enjoys 3 Bedrooms, re-fitted Bathroom & a Mediterranean inspired Courtyard. Viewing is highly recommended!

## Lounge

13' 1" x 17' 8" (3.99m x 5.38m)

Wood burner inset to brick fireplace with timber bressumer over, TV point, wall lights, wall panelling, exposed beams & radiator. Two front aspect sash windows & door to outside.

## Inner Hall

Stairs leading to first floor, wall panelling & exposed timbers, radiator & single glazed window.



Ground Floor

## Ground Floor Bathroom

Re-fitted stylish suite comprising of low level WC, pedestal wash basin & roll-top bath with claw feet & drench head shower over. Exposed timbers, wall panelling, porcelain tiled floor, tall radiator & single glazed window.

## Kitchen

Area 1 (12'6" x 8'4" + recess)

Fitted kitchen with a range of wall & base units, granite work top & matching up stand, space for fridge freezer, Karndean floor with under floor heating. Aluminium door to outside & step up to second area.

Area 2 (10'2" x 8'3")

Granite work tops with butler style sink & mixer taps over, Rangemaster cooker, plumbing for washing machine & integrated dishwasher. Exposed timbers, pamment tiled floor & step up to Hall.

## Office / Dining Room

16' 7" max x 9' 8" (5.05m max x 2.95m)

TV point, Karndean floor with under floor heating, aluminium windows and door to outside.



First Floor

## First Floor Landing

Doors to Bedrooms, radiator & single glazed window. Exposed timbers, door to Cloakroom.

## First Floor Cloakroom

Suite comprising of low level WC & wash basin. Wood panelling & wood floor.

## Bedroom One

8' 9" x 14' 2" (2.67m x 4.32m)

Wood burning stove inset to brick fireplace with tiled hearth & timber bressumer, built-in wardrobes (one housing central heating boiler) & feature cupboard. Exposed timbers, radiator & front aspect single glazed window.

## Bedroom Two

7' x 7' 9" (2.13m x 2.36m)

Built-in wardrobe, TV point, exposed timbers, radiator & single glazed window.

## Bedroom Three

7' 10" x 9' 5" (2.39m x 2.87m)

Built-in wardrobe, TV point, exposed timbers & loft access. Radiator & front aspect single glazed window.

## Outside

To the rear of the property is a Mediterranean inspired courtyard garden, tiled with an attractive Italian marble water feature & mature garden plants, such as Wisteria, growing down the side of the house. This makes for a lovely outside entertaining area.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Hungate Street, Aylsham, Norwich

- Grade II Listed Property
- Unique Blend of Old & New Features
- Modern Re-Fitted Kitchen
- 3 Bedrooms
- Office/Bedroom
- Re-fitted Ground Floor Bathroom & First Floor Cloakroom
- Delightful Courtyard Garden
- Sought After Location

Tenure: Freehold EPC Rating: Exempt

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS108936 - 0007

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