



Cawston Road, Aylsham, Norwich, NR11 6ED

welcome to

Cawston Road, Aylsham, Norwich

Don't miss this fantastic semi-detached period property close to the centre of Aylsham. this property offers flexible accommodation that includes 3/4 bedrooms, 2 reception rooms, large Kitchen/Diner and outside has spacious gardens to front, side and rear with home office, parking and garage.



Description

Don't miss this truly wonderful semi-detached extended period property set close to the centre of Aylsham. This property is in wonderful order throughout and enjoys a perfect blend of old and new! This property offers flexible accommodation that includes 3/4 bedrooms, 2 reception rooms, large open plan Kitchen/Diner and outside has a delightful garden to the side and rear with home office. The property further benefits from gas CH, double glazing and off road parking in front of a detached garage.

Entrance Porch

Tiled floor, opening to:

Entrance Hall

Stairs to first floor with under stairs cupboard, radiator and quarry tiled floor.

Cloakroom

Fitted with wash basin and low level WC, radiator and quarry tiled floor.

Sitting Room

13' 4" max x 12' 5" (4.06m max x 3.78m)

Open fireplace with tiled surround, radiator, picture rails, wooden floor and double glazed window.

Lounge

21' 6" x 14' 1" max (6.55m x 4.29m max)

A double aspect room with double glazed windows to the front and rear aspect, fireplace with gas fire and surround, radiators, TV point, recess shelving and cupboard. Spotlights, wooden floor and double glazed patio doors leading to the rear garden.

Kitchen / Diner

25' 7" max x 20' max (7.80m max x 6.10m max)

A triple aspect room with double glazed windows, Velux window, 1½ single drainer sink unit, work surfaces, tiled splashbacks, rangemaster cooker with matching hood, pantry cupboard, radiators, spotlights, pamment flooring and double doors leading to outside and door to utility room.

Utility Room

Fitted with wall and base units, work surfaces, stainless steel single drainer sink unit, plumbing for washing machine, central heating boiler and pamment floor. Door leading to outside.

First Floor Landing

Doors leading to the Bedrooms and Bathroom.

Bedroom One

17' 5" max x 10' 7" max (5.31m max x 3.23m max)

A double aspect room with double glazed windows, fitted wardrobes, radiator and wood effect floor.

En-Suite

Fitted with shower cubicle, wash basin and low level WC. Extractor fan, part tiled walls, radiator, wood effect floor and double glazed window.

Bedroom Two

11' 11" max x 11' 7" (3.63m max x 3.53m)

Fitted wardrobes, radiator, TV point, wooden floor and double glazed window.

Bedroom Three

11' 3" x 10' 1" (3.43m x 3.07m)

Double glazed window, TV point, telephone point and radiator. Step down into:

Bedroom Four / Study Area

14' 1" x 5' 10" (4.29m x 1.78m)

Double glazed window, TV point and radiator.

Bathroom

Fitted with suite comprising bath with shower over, wash basin and low level WC. Built-in cupboard, extractor fan, radiator, part-tiled walls, wood effect floor and double glazed window.

Outside

To the side of the property there is a parking area, which leads to a detached Garage. The side and rear gardens are laid to lawn with well stocked borders, fruit trees, a Summer House, home office with power and lighting and a patio area.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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welcome to

Cawston Road, Aylsham, Norwich

- Superb semi-detached period property
- Extended and enjoys 3/4 bedrooms
- 2 receptions rooms plus large open plan Kitchen/Diner
- Delightful gardens to front, side and rear
- Council Tax D
- Parking and garage
- Charming Home and viewings are highly recommended
- Home Office

Tenure: Freehold EPC Rating: C

offers in excess of

£465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109439 - 0003

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