





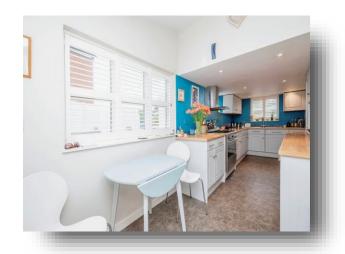




## welcome to

# **Hungate Street, Aylsham, Norwich**

Viewing is highly recommended to appreciate all this 2 Bedroom, Period property has to offer! Internal accommodation comprises Lounge, Kitchen/Diner, Family Bathroom and plenty of features to include wooden flooring & exposed timbers. outside offers driveway parking, Garage/Workshop and gardens.













### Description

Don't miss this deceptively spacious & extended Period Property, located in the popular market town of Aylsham which offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

This property enjoys internal accommodation to include 2 double Bedrooms, generous Lounge with wood burner, large Kitchen/Diner, Family Bathroom & landing with Study Area. There are also many features throughout this period home to include fireplace, exposed timbers & wooden flooring. Outside has the most wonderful gardens with a range of plant life, wildlife & outbuildings to include Garage/Workshop & Timber Shed with power and a driveway providing off-road parking.

#### **Entrance Hall**

Front door opens into hall with under stairs cupboard, radiator and doors to Lounge & Kitchen.

#### Kitchen

22' 5" x 6' 11" max (6.83m x 2.11m max)

Fitted with a range of wall & base units, work surface over with tiles splash back and stainless steel sink & drainer unit. Range cooker, electric oven and gas hob with cooker hood over and integrated appliances to include 2 fridges, washing machine and dishwasher. Spotlights, radiator and triple aspect from 4 double glazed windows - 3 with shutters. Door to Dining Room.

#### **Rear Hall**

Door to outside, stairs to first floor.

### Lounge

22' 9" x 13' 11" (6.93m x 4.24m)

Multi-fuel wood burner inset to brick fireplace, TV point, exposed timbers, recessed cupboard, wall lights & 3 double glazed windows with shutters.

## **Dining Room**

12' 5" x 8' 9" (3.78m x 2.67m)

Wood flooring, radiator & double glazed window with shutters. Opens to Conservatory and Lounge.

### Conservatory

11' 10" x 10' 6" (3.61m x 3.20m)

Brick base, double glazed windows with fitted blinds, wood floor, radiator & double door to outside.

#### **Coat Room**

Radiator, fixed desk & double glazed window.

#### Cloakroom

Suite comprising low level WC, wash basin & double glazed window.

## **First Floor Landing**

Airing cupboard, loft access & exposed timbers. Study area with desk & drawers.

#### **Bedroom One**

13' 3" x 11' 2" (4.04m x 3.40m)

2 built-in wardrobes, exposed timbers, wall lights, radiator & 2 double glazed windows with shutters.

#### **Bedroom Two**

13' 4" x 7' 6" (4.06m x 2.29m) Radiator & 2 double glazed windows with shutters.

#### **Bathroom**

Suite comprising WC, wash basin vanity unit and bath with electric shower over. Tiled flooring, exposed timbers, double glazed windows & radiator.

#### **Outside**

To the side of the property is a driveway giving access to a detached Garage/Workshop (measuring 16'11" x 9'1") which has electric roller door and power. The rear of the Garage houses a Workshop (measuring 8'9" x 6'10") with personal door.

The rear garden is beautifully planted with a range of shrubs, meandering pathways through, wildlife pond, Greenhouse with a wild meadow to the rear and timber shed (measuring 19'8" x 9'11") with electricity. There is also a mini orchard with a range of fruit trees.





## welcome to

# **Hungate Street, Aylsham, Norwich**

- End-Terraced Period Property
- 2 Double Bedrooms
- Lounge with Wood Burner & Kitchen/Diner
- Family Bathroom
- Character Features Throughout
- Driveway Parking & Garage/Workshop
- Well-Stocked Delightful Rear Garden
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Awaited

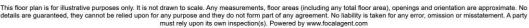






Garage

£450,000











Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/AYS109611



Property Ref: AYS109611 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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