



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

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**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.



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## 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



£450,000

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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Property Ref:  
AYS109611 - 0003

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