



Wrights Cottage, The Green, Aldborough, Norwich, NR11 7AA

welcome to

Wrights Cottage, The Green, Aldborough, Norwich

>> NO ONWARD CHAIN <<

A detached 2 Bedroom house, in the popular village of Aldborough with Kitchen, Lounge/Diner, 2 En-Suites & Cloakroom. Outside offers off-road parking, well-maintained rear garden and Outbuilding with power & lighting.



Description

Don't miss this uniquely designed detached house just a stone's throw from the village green in Aldborough! Aldborough offers local amenities to include a village pub 'Cricketers on The Green', Post Office doubling as a Village Shop and is approximately 5.5 miles from the Market Town of Aylsham, which offers transport links to Norwich City Centre & the North Norfolk Coast.

This property is in excellent order throughout and enjoys internal accommodation to include fitted Kitchen, Lounge/Diner with wood burner, 2 double Bedrooms - both with En-Suites & separate Cloakroom. Outside offers a parking space, rear garden with patio & raised borders and a useful Outbuilding with Shower Room.

Entrance Hall

Front door opens into hall with stairs to first floor & radiator.

Bedroom Two

13' 1" x 9' 7" (3.99m x 2.92m)
TV point, tiled flooring, radiator, Velux window, double glazed window & double glazed doors to outside. Door to En-Suite.

En-Suite

Suite comprising double shower cubicle, wash basin, tiled flooring & heated towel rail.

Kitchen

10' 3" x 10' 8" (3.12m x 3.25m)
Fitted with a range of wall & base units, solid wood work surface over with tiled splash back & stainless steel sink & drainer unit. Electric oven & electric hob, tiled flooring & 2 double glazed windows.

Lounge / Diner

20' 11" x 13' 10" (6.38m x 4.22m)
Double aspect room with wood burner, TV point, wall lights, tiled flooring, radiator & double glazed windows.

Cloakroom

Suite comprising low level WC, wash basin, tiled flooring & houses central heating boiler.

First Floor Landing

Door to Bedroom One.

Bedroom One

10' 7" x 17' 1" (3.23m x 5.21m)
Double aspect room with built-in wardrobe, storage cupboard, wooden flooring, Velux window & double glazed window with views over the green.

En-Suite

Suite comprising low level WC, bidet, wash basin & bath with shower over. Heated towel rail, Velux window & 2 double glazed windows.

Outside

The property has a gravel parking space to the side.

The rear garden is laid to patio with raised borders and has an outbuilding which has power & lighting with 2 rooms - main room has windows and door. Second room has a shower & WC.

Agent's Note

The current house name, Wright Cottages, is different to the registered title. Your conveyancer can assist with any queries.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/AYS109716



welcome to

Wrights Cottage, The Green, Aldborough, Norwich

- NO ONWARD CHAIN
- 2 Bedroom Detached House
- Kitchen & Lounge/Diner
- 2 En--Suites & Separate Cloakroom
- Well-Maintained Rear Garden with Patio
- Outbuilding with power & lighting
- Sought After Village Location

Tenure: Freehold EPC Rating: D

£385,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/AYS109716](https://www.williambrown.co.uk/Property/AYS109716)



Property Ref:
AYS109716 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williambrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



[williambrown.co.uk](https://www.williambrown.co.uk)