



Penfold, The Green, Aldborough, Norwich, NR11 7AA

welcome to

Penfold, The Green, Aldborough, Norwich

A stunning detached residence with plenty of character features throughout to include exposed beams, wooden flooring, sash windows and many more! Viewing is highly recommended to fully appreciate all this 3 Bedroom House has to offer, both internally & externally.



Description

Don't miss this individual detached residence 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.

The property has been much improved and offers a flowing layout on the ground floor, with a beautiful blend of old & new.

Accommodation includes 3 Bedrooms, re-fitted downstairs Shower Room, re-fitted Kitchen, characterful Dining Area, Lounge with wood burner stove inset to brick fireplace & re-fitted En-Suite. Further features throughout the property include pamment flooring, sash windows and exposed beams.

Outside the property offers off-road parking, delightful & well-stocked rear garden and various Outbuildings to include Games Room, Home Office & Utility Room.

Entrance Hall

Front door opens into hall with pamment flooring with under floor heating, spotlights, electric Velux skylight & door to outside. Opens to Kitchen/Dining Room.



Re-Fitted Shower Room

Sliding door opens into re-fitted suite comprising low level WC, wall hung wash basin and shower area with drench head. Built-in cupboard, pamment flooring with under floor heating and double glazed window.

Kitchen

15' 6" x 9' (4.72m x 2.74m)

Bespoke fitted Kitchen with base level units, quartz worktop over with under counter stainless steel sink & drainer, oil fired Aga, plumbing for dishwasher and space for fridge/freezer. Walk-in pantry, spotlights, brick flooring & double glazed window.

Dining Area

12' x 10' 5" (3.66m x 3.17m)

Double aspect room with 2 double glazed sliding doors to rear & side aspect, opening Velux skylights and pamment flooring with under floor heating.

Lounge

17' 4" x 15' 9" (5.28m x 4.80m)

Triple aspect room with double glazed windows including a curved sash window, wood burner stove inset to fireplace, under stairs cupboard, pamment flooring & TV point. Access to a brick Norfolk winder staircase, leading to first floor,

First Floor Landing

Wooden floor, exposed timbers & double glazed window.

Bedroom One

15' 9" x 8' 7" (4.80m x 2.62m)

Wall lights, wooden floor & double glazed curved sash window.

Bedroom Two

10' 2" x 7' 10" (3.10m x 2.39m)

Double aspect room with fitted wardrobes, wooden floor & 2 double glazed windows. Access to a Jack & Jill En-Suite

En-Suite

Suite comprising low level WC, wash basin vanity unit & bath. Wooden flooring, radiator & double glazed window.

Bedroom Three

9' 10" x 8' 3" (3.00m x 2.51m)

Wooden floor & double glazed window.

Outside

The property has wooden gate giving access to a generous rear garden, with various Outbuildings to include:

Woodstore

Games Room (measuring 15'1" x 9'7") with 2 double glazed windows, wood effect floor, spotlights & radiator.

Home Office (measuring 10'4" x 11'5") with radiator, exposed beams, spotlights & skylights.

Utility Area with sink, central heating boiler, plumbing for washing machine and spotlights.

There is a charming brick pathway which leads to a vegetable garden. The garden itself is extremely well-stocked with a variety of plants & shrubs.

Agent's Note

Please note the stairs leading from the Lounge to the first floor are a narrow Norfolk winder, therefore access may be difficult for some people.

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

Penfold, The Green, Aldborough, Norwich

- Detached 3 Bedroom House
- Re-Fitted Kitchen, Dining Area & Lounge with Wood Burner Stove
- Re-Fitted Downstairs Shower Room & Re-Fitted En-Suite
- Character Features Throughout - including Exposed Beams & Pamment Flooring
- Off-Road Parking & Well-Stocked Rear Garden
- Useful Outbuildings
- Sought After Village Location

Tenure: Freehold EPC Rating: E

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109787 - 0003

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