



**Millgate, Aylsham, Norwich, NR11 6HX**



**welcome to**

**Millgate, Aylsham, Norwich**

>>> NO ONWARD CHAIN <<<

A charming and characterful Mid-Terraced 2 Bedroom House in the market town of Aylsham with the benefit of re-fitted Kitchen/Dining Room & Bath/Wet Room, Lounge, separate Cloakroom and low-maintenance front & rear gardens.



## Description

Offered with No Onward Chain and located in the popular Millgate area of Aylsham don't miss this charming brick & flint Mid-Terrace Cottage which has been much improved throughout to include a stylish re-fitted Kitchen/Dining Room, generous Lounge with wood burner, 2 Bedrooms, re-fitted Bath/Wet Room with rolltop bath & separate Cloakroom. Outside offers low-maintenance gardens to the front & rear.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

## Lounge

18' 11" x 10' 10" max (5.77m x 3.30m max)

Front door opens into Lounge with wood burner inset to brick fireplace with pamment tiled hearth & timber mantel, TV point, wall lights, carpeted flooring & radiator. Stairs to first floor with under stair cupboard and door to Kitchen.

## Re-Fitted Kitchen/Dining Room

9' 3" max x 15' 8" max (2.82m max x 4.78m max)

Re-fitted kitchen with a range of wall & base units and built-in wine rack, quartz worktop over with tiled splash back and under counter sink with mixer tap. Electric oven, electric hob with splash back & cooker hood over, plumbing for both washing machine & dishwasher. Tiled flooring, spotlights, electric under floor heating, radiator, skylight, double glazed windows & door to outside.

## First Floor Landing

Carpeted flooring and doors to Bedrooms, Bathroom & Cloakroom.

## Bedroom One

8' 2" max x 15' max (2.49m max x 4.57m max)

Carpeted flooring, loft access, radiator & 2 front aspect double glazed windows.

## Bedroom Two

6' 11" x 8' 2" max (2.11m x 2.49m max)

Carpeted flooring, radiator & rear aspect double glazed window.

## Re-Fitted Bath / Wet Room

Part tiled wet room style suite comprising roll top bath with shower attachment & mixer tap, wall hung wash basin & shower area with overhead shower. Spotlights, radiator & rear aspect double glazed window.

## Cloakroom

Suite comprising low level WC & wall hung corner wash basin. Part tiled walls, built-in cupboard & tiled flooring.

## Outside

To the front of the property is a low-maintenance shingled garden with approach path to front door and is enclosed by a brick wall with access gate.

The rear garden has steps up to a gravel garden.



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](http://www.focalagent.com)



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## **Millgate, Aylsham, Norwich**

- NO ONWARD CHAIN
- 2 Bedroom Mid-Terraced House
- Re-Fitted Kitchen/Dining Room & Lounge
- Re-Fitted Bath/Wet Room & Separate Cloakroom
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Exempt

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109832 - 0003

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