



**Hill Cottages, Sankence, Aylsham, Norwich, NR11 6UN**



**welcome to**

**Hill Cottages, Sankence, Aylsham, Norwich**

Viewing is highly recommended to fully appreciate all this period property has to offer which includes 2 Reception Rooms, large Kitchen/Diner, Utility, Cloakroom, luxury re-fitted En-Suite & Bathroom & 3 Bedrooms. Whilst outside enjoys wonderful gardens of around 1.25 acres (stms) & off-road parking



## Description

Don't miss this lovingly restored Semi-Detached period residence set in the most idyllic location of Sankence which is on the outskirts of the market town of Aylsham.

This property enjoys internal accommodation to include Living Room & Snug both with open fireplaces, large re-fitted Kitchen/Diner, re-fitted Utility & Cloakroom to the ground floor whilst upstairs offers 3 Bedrooms - main with re-fitted En-suite and a re-fitted Family Bathroom.

Hill Cottages sits on a wonderful plot of approximately 1.25 acres (stms) with lawned gardens, planted borders, wildlife lake, ample off-road parking, Carport/Garage & much more!

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.

## Entrance Hall

Front door opens into hall with stairs to first floor, tiled flooring & radiator. Doors to Snug & Living Room.

## Snug

14' 11" x 9' 5" (4.55m x 2.87m)

Open fire with decorative surround and tiled hearth, built-in cupboard, carpeted flooring, radiator & is a double aspect room with 2 double glazed windows.

## Living Room

14' 11" x 14' 9" max (4.55m x 4.50m max)

Open fire with decorative surround & tiled hearth, TV point, carpeted flooring, 2 radiators & is a double aspect room with 3 double glazed windows. Door to Kitchen/Diner.

## Re-Fitted Kitchen

17' 3" x 12' 10" (5.26m x 3.91m)

Re-fitted with a range of wall & base units, solid oak work surface over with matching upstand & butler sink with mixer tap. Electric range cooker with coloured splash back & double cooker hood over and integrated dishwasher. Tiled flooring, spotlights, radiator, 3 double glazed windows with views over rear garden & double glazed patio door to outside. Door to Utility and opens to small lobby which has radiator, tiled flooring & door to Cloakroom.

## Cloakroom

Suite comprising low level WC, wash basin, tiled flooring & heated towel rail.

## Utility

12' 11" to cupboard x 9' 4" (3.94m to cupboard x 2.84m)

Re-fitted with base units, wood effect work surface over with stainless steel sink, plumbing for washing machine, space for tumble dryer and space for fridge/freezer. Built-in cupboard, airing cupboard, fitted coat hook & bench, spotlights, wood effect tiled flooring, loft access, heated towel rail, 2 double glazed windows & door to outside.

## First Floor Landing

Airing cupboard with loft access, radiator & 2 double glazed windows. Doors to Bedrooms & Bathroom.

## Bedroom One

15' 4" x 11' 6" (4.67m x 3.51m)

Cast iron feature fireplace with mantel, carpeted flooring, radiator & 3 double glazed windows. Door to En-Suite.

## En-Suite

Luxury re-fitted & fully tiled suite comprising low level WC, circular wash basin & double shower cubicle. Heated towel rail, extractor, skylight & spotlights.

## Bedroom Two

15' 7" x 10' 8" max narrowing to 9' 5" min (4.75m x 3.25m max narrowing to 2.87m min)

Cast iron feature fireplace with mantel, carpeted flooring, radiator & 2 double glazed windows.

## Bedroom Three

12' 10" x 10' 1" (3.91m x 3.07m)

Built-in open fronted wardrobe, carpeted flooring, radiator & double glazed window.

## Bathroom

Luxury re-fitted & part tiled suite comprising low level WC, wash basin vanity unit, bath with concealed & waterfall taps and shower attachment and shower cubicle. Spotlights, shaver point, tiled flooring, heated towel rail loft access & double glazed window.

## Outside

To the front of the property is an enclosed, lawned garden with planted shrubs. To the side is a 5 bar gate which opens to large parking area leading to a Carport/Garage measuring approximately 16m x 4m and a large timber workshop.

The rear garden, which extends to approximately 1.25 acres (stms), is mostly laid to lawn, a large wildlife lake measuring approximately 70ft x 30ft, a further pond and is planted with mature trees & shrubs.



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## Hill Cottages, Sankence, Aylsham, Norwich

- Semi-Detached Period Cottage
- 3 Bedrooms - Main with Re-Fitted Luxury En-Suite
- Re-Fitted Kitchen/Diner & Utility
- Lounge & Snug with Open Fireplaces
- Re-Fitted Bathroom & Downstairs Cloakroom
- Wonderful Gardens approx. 1.25 acres (stms)
- Ample-Off Road Parking

Tenure: Freehold EPC Rating: D



Ground Floor



First Floor

guide price

**£550,000**

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:  
AYS109191 - 0005

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