



Millgate, Aylsham, Norwich, NR11 6HX

welcome to

Millgate, Aylsham, Norwich

Viewing is highly recommended to fully appreciate all this character property has to offer which includes features such as exposed beams & sash windows and internal accommodation comprising Living Room, re-fitted Kitchen/Diner, Cloakroom, 3 Bedrooms, re-fitted Bathroom & separate Shower Room



Description

Don't miss this truly delightful Grade II Listed Semi-Detached Cottage set in the heart of the popular area of Millgate in the market town of Aylsham. This property is full of character and offers flexible internal accommodation to include Living Room with multi-fuel burner, re-fitted Kitchen/Diner and Cloakroom to the ground floor whilst upstairs offers 3 Bedrooms, re-fitted Bathroom & a separate Shower Room. Further features include sash windows, exposed beams & brick fireplace. Outside offers a charming large front garden with an array of plants, a courtyard style rear garden which gives access to a Carport & Garage with vehicular access via Stuart Road.

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

Door opens into hall with stairs to first floor, under stair cupboard, fitted shelving, engineered oak flooring & radiator. Doors to Cloakroom, Living Room & Kitchen/Diner.

Cloakroom

Suite comprising low level WC, wall hung wash basin with Victorian antique tiled splash back, engineered oak flooring, radiator & double glazed window.

Living Room

20' 4" x 13' 5" (6.20m x 4.09m)

Step down into Living Room with dual fuel multi-fuel burner inset to brick fireplace & timber bressummer, exposed ceiling beams, decorative coving, TV & BT points, wall lights, carpeted flooring, 3 radiators, side aspect double glazed bay window & 2 front aspect double glazed sash windows with secondary glazing.

Re-Fitted Kitchen / Diner

15' 8" x 12' 9" (4.78m x 3.89m)

Re-fitted with a range of handleless wall & base units, pull out pantry, work surface over with matching upstand & glass splash back and stainless steel sink & drainer unit. Eye level electric oven, electric hob, space for fridge, washing machine & dishwasher. Engineered oak flooring, radiator, double glazed window & uPVC door to outside and double glazed sliding patio door.

First Floor Landing

Skylight over stair well, single glazed window with secondary glazing, decorative coving, carpeted flooring & radiator. Doors to Bedrooms, Bathroom & Shower Room.

Bedroom One

13' 4" x 11' 11" (4.06m x 3.63m)

Exposed ceiling beam, coving, wall panelling, carpeted flooring, radiator & 2 front aspect double glazed sash windows with secondary glazing.

Bedroom Two

10' 2" x 8' 5" max (3.10m x 2.57m max)

Built-in wardrobe, loft access, carpeted flooring, radiator & rear aspect single glazed window with secondary glazing.

Bedroom Three

9' 11" x 8' 2" (3.02m x 2.49m)

Section of sloped ceiling with exposed beam, carpeted flooring, radiator & rear aspect double glazed window.

Re-Fitted Bathroom

12' 2" x 6' 8" (3.71m x 2.03m)

Re-fitted suite comprising low level WC, pedestal wash basin with tiled splash back and bath with mixer tap & shower attachment. Part tiled walls, light with shaver point, heated towel rail, radiator and rear aspect single glazed window with secondary glazing.

Shower Room

Suite comprising double shower cubicle, heated towel rail, extractor and built-in cupboard.

Outside

To the front of the property is a cast iron gate giving access to a delightful front garden which is mainly laid to lawn with a mixture of planted shrubs and has a gravel pathway leading to a paved area which adjoins the property.

The rear garden is a courtyard style garden with raised & planted borders and has steps to the rear gate which gives access to the Carport & timber Garage with personal door and is accessed via Stuart Road.



view this property online williamhbrown.co.uk/Property/AYS109431



welcome to

Millgate, Aylsham, Norwich

- Semi-Detached Character Property
- 3 Bedrooms
- Re-Fitted Kitchen/Diner & Living Room with Multi-Fuel Burner
- Downstairs Cloakroom, Re-Fitted Bathroom & Separate Shower Room
- Delightful Front Garden & Low-Maintenance Rear Courtyard Garden
- Carport & Garage - Both Accessed via Stuart Road
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Exempt

£425,000



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/AYS109431](https://www.williamhbrown.co.uk/Property/AYS109431)



Property Ref:
AYS109431 - 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@williamhbrown.co.uk



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



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