



**Rookery Row, The Street, Burgh, Norwich, NR11 6AB**



**welcome to**

**Rookery Row, The Street, Burgh, Norwich**

Don't miss this deceptively spacious and extended period property set in the heart of the sought after village of Burgh Next Aylsham. This home is offered with no onward chain and includes many benefits Inc bedrooms, large gardens Room, 2 reception rooms and outside has stunning gardens & parking.



### Garden Room

35' 2" x 8' 10" (10.72m x 2.69m)

Tiled Floor with double glazed windows, 2 double doors and 1 single door to outside. skylight, door to Living Room, Kitchen, Lounge, Shower Room.

### Shower Room

Fitted with suite comprising a double shower cubicle, wash hand basin vanity unit, low level WC, double glazed window, tiled floor, radiator.

### Living Room

13' 3" x 8' 7" (4.04m x 2.62m)

Wood effect floor, stairs to bedroom 3, wall and base unit, radiator, electric cooker point, work surface, door to Shower Room 2.

### Shower Room 2

Single shower cubicle, wash hand basin/vanity unit, low level WC, double glazed window, heated towel rail.

### Kitchen

13' 1" x 11' 1" (3.99m x 3.38m)

Fitted with a range of wall and base level units, wooden work surface, butler sink with taps over, electric hob and electric double oven, part wooden floor, part tiled floor, radiator. Door to Rear Hall and Lounge

### Rear Hall

Built in pantry cupboard, tiled floor, double glazed window, open to Utility Room

### Utility Room

Double glazed window, shelf.

### Lounge

13' 2" x 14' (4.01m x 4.27m)

Wooden floor, tiled floor, wood burner inset to fireplace, 2 built in cupboards, stairs to first floor.

### First Floor Landing

Door to Bedroom 1 & Dressing Room, loft access.

### Bedroom 1

15' Max x 12' 10" (4.57m Max x 3.91m)

Wooden floor, double glazed window, radiator.

### Dressing Room

Step up in to dressing area, built in wardrobe, door to WC.

### Wc

Low level WC, wash hand basin vanity unit, wall panelling, built in cupboard, double glazed window.

### Bedroom 2

12' 11" x 7' 9" Max (3.94m x 2.36m Max)

Double glazed window, exposed timber, radiator, built in cupboard.

### Bedroom 3

13' 3" x 8' 7" (4.04m x 2.62m)

Double glazed window, radiator.

### Outside

To the side of the property is a gate opening to steps down to the side garden and access to the Garden Room. The rear garden is delightful and extremely well stocked with a range of plant, shrubs, fruit trees and has a path that leads to the timber garage which requires some updating and the parking area which is access via Church Lane.

### Location

The Burgh next Aylsham is a small rural parish in Norfolk and is located just southeast of the market town of Aylsham. It is a quiet, agricultural area with a mix of farmland, countryside, and scattered residences. The parish features historic buildings, including the medieval Church of St. Mary, and retains a peaceful, village-like character typical of the North Norfolk landscape. Its proximity to Aylsham provides access to local amenities while maintaining a distinct, rural charm.



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

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## **Rookery Row, The Street, Burgh, Norwich**

- Charming End Terrace Cottage
- 3 Bedrooms
- No Onward Chain
- 35ft long Garden Room
- Air Source Heat Pump, Double Glazed Windows
- Well Stocked Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

**£365,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYS109513 - 0003

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