



## welcome to

## The Maltings, Aylsham, Norwich

>>> No Onward Chain <<<

A 3 Bedroom Period Cottage in the sought after market town of Aylsham with character features to include exposed timbers. Outside offers brick weave parking, front & rear gardens and a communal garden enjoyed by the residents of The Maltings.

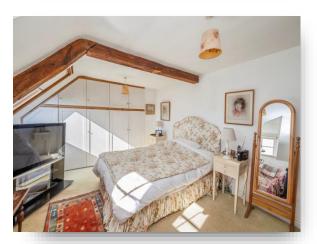












#### **Description**

Offered with No Onward Chain, don't miss a rare opportunity to acquire this charming period property set on the exclusive development in the popular market town of Aylsham known as The Maltings. The property enjoys internal accommodation to include generous Kitchen/Diner, separate Utility Room, Lounge & Cloakroom to the ground floor whilst upstairs offers 3 Bedrooms & a re-fitted Bathroom. Outside has brick weave parking for 2 cars, single Garage, attractive front & rear gardens and access to a communal garden.

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.

#### **Inner Hall**

Front door opening into inner hall with Stairs to first floor, radiator. Access through to Lounge, Cloakroom, Kitchen & Utility Room.

#### Lounge

11' 7" max x 15' 4" (3.53m max x 4.67m)

Feature brick fireplace, exposed timbers, 2 radiator & 2 single glazed window with view over front garden.

#### Cloakroom

Suite comprising low level WC, wash basin, exposed timbers & single glazed window.

#### Kitchen / Diner

15' 3" x 11' 2" (4.65m x 3.40m)

Kitchen/Diner with part pamment/part carpet flooring and is fitted with a range of wall & base units, work surface over with tiled splashback and stainless steel sink & drainer unit and electric & gas cooker points. Exposed timbers, radiator & single glazed window single glazed window with pamment window sill. Door opens onto the rear garden.

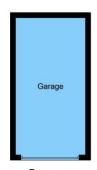
### **Utility Room**

8' x 7' 3" (2.44m x 2.21m)

Fitted with base units, work surface over with tiled splashback and stainless steel sink & drainer unit, plumbing for washing machine and houses central heating boiler. Exposed timbers and single glazed window.







Ground Floor

First Floor

Garage

### **First Floor Landing**

Airing cupboard, loft access and exposed timbers. Doors to Bedrooms & Bathroom.

#### **Bedroom One**

13' 9" to wardrobe x 11' 6" (4.19m to wardrobe x 3.51m) Bank of fitted wardrobe, exposed timbers, radiator, 1 single glazed window & 1 skylight.

#### **Bedroom Two**

11' 4" x 12' 8" (3.45m x 3.86m)

Built-in wardrobe, exposed timbers, radiator, skylight & rear aspect single glazed window.

#### **Bedroom Three**

8' x 7' 4" (2.44m x 2.24m) Exposed timbers, radiator & skylight.

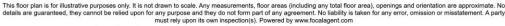
#### **Re-Fitted Bathroom**

Suite comprising low level WC, wash basin, small bath & shower cubicle. Part-tiled, exposed timbers, heated towel rail & single glazed window.

#### **Outside**

The front of the property has brick weave parking for 2 cars and a pathway to the front door. There is also a single Garage.

The rear has steps down to a lawned garden with a pathway which gives access to the communal gardens, which can be enjoyed by all residents of The Maltings.







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## The Maltings, Aylsham, Norwich

- 3 Bedroom Period Property
- Kitchen/Diner, Lounge & Utility Room
- Downstairs Cloakroom & Re-Fitted Upstairs Bathroom
- Brick Weave Parking & Garage
- Front & Rear Gardens
- Sought After Market Town Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

# £375,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/AYS110033



Property Ref: AYS110033 - 0005 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.





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