



Chantry Cottage Church Road, Aylmerton Norwich NR11 8PZ

welcome to

Chantry Cottage Church Road, Aylmerton Norwich

A beautifully characterful home with an integrated modern twist, boasting a generously given plot size and situated in the village of Aylmerton, which lies within walking distance of the beach, Felbrigg Estate & Amenities. Viewing is highly recommended, please call us today on 01263 513764!



Chantry Cottage, a charming 3 Bedroom property nestled in the picturesque village of Aylmerton, Norfolk. This idyllic property boasts a cosy atmosphere, a well-appointed Kitchen, a generously spacious Living area and a delightful garden, perfect for enjoying the tranquillity of the countryside. With its characterful features and proximity to local amenities, this Cottage offers a peaceful retreat for those seeking a quintessential Norfolk lifestyle. Being well located allows for easy access to West Runton beach, the seaside town of Cromer & Felbrigg Hall & Estate.

In a sheltered valley, which is owned by the National Trust, Aylmerton is a small Norfolk Village situated just two miles from the most scenic part of the north Norfolk coast, an area designated as 'an area of outstanding natural beauty'. The coastline has wonderful sandy beaches with the seals at Blakeney Point, and bird watchers from all over the world visit to view the wide range of bird life. Felbrigg Hall, Gardens and Estate, one of the most elegant country houses in East Anglia, is also a lovely family day out. Set within 520 acres of woods, parkland and lakes, there is much to explore here both within the historic home and the grounds it is nestled within.

Just over three miles away, with an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers!

Entrance Hall

Front door opens into hall way with stairs to first floor & storage below, Karndeian wood flooring and doors to Kitchen, Lounge and Cloakroom.

Cloakroom

Suite comprising WC & wash basin, Karndeian slate flooring and front aspect double glazed window.

Lounge

21' 1" x 11' 10" (6.43m x 3.61m)

Multi-fuel burner inset to brick fireplace, Karndeian wood flooring, 3 double glazed windows to front & side aspect and double glazed doors to rear garden.

Kitchen

11' 9" x 9' 1" (3.58m x 2.77m)

Fitted with a range of wall & base units, solid oak worktops over with matching upstand and farmhouse style sink. Slot-in cooker space with extractor hood over, space for white goods & plumbing for washing machine. Rear aspect double glazed window & double glazed stable door to outside.

First Floor Landing

Loft access & doors to upstairs accommodation.

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

Freestanding wardrobe, radiator & front aspect double glazed window.

Bedroom Two

11' 11" x 9' 9" (3.63m x 2.97m)

Radiator & rear aspect double glazed window.

Bedroom Three

9' 1" x 6' 9" (2.77m x 2.06m)

Radiator & rear aspect double glazed window.

Bathroom

Suite comprising WC, wash basin, bath with shower attachment & independent shower cubicle. Built-in storage cupboard, heated towel rail & front aspect double glazed window.

Outside

To the front of the property is a gravel driveway which provides ample-off road parking & double side gate with access to the rear.

The rear garden is mainly laid to lawn with a patio area adjoining the house and a paved step path leading to a Summer House. The Summer House is a very versatile independent space, a possible office, craft room & other personal use as it is fully insulated, has oak flooring, double glazed window and French doors as well as heating, lighting and additional sockets.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/CRM108208



welcome to

Chantry Cottage Church Road, Aylmerton Norwich

- 3 Bedroom Semi-Detached Cottage
- Lounge with Multi-Fuel Burner & Fitted Kitchen
- Downstairs Cloakroom & Upstairs Bathroom
- Turn Key
- Council Tax Band C

Tenure: Freehold EPC Rating: D

offers over

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108208



Property Ref:
CRM108208 - 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.

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 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27
9HZ



williamhbrown.co.uk