









welcome to

Greenview Church Road, Aylmerton Norwich

NO ONWARD CHAIN!

William H Brown are pleased to present this recently renovated, two Bedroom Semi-detached Bungalow, set in the countryside village of Aylmerton.













A fantastic opportunity to claim the rural living lifestyle! This Semi-detached Bungalow is situated in the village of Aylmerton and offers internal accommodation to include open plan Kitchen/Lounge/Dining Room, Conservatory, 2 Bedrooms and Family Bathroom. Outside offers front & rear gardens and driveway with ample off-road parking for multiple vehicles.

The village of Aylmerton offers village Church, lots of countryside walks to choose from and a brief walk up the road is the wellrenowned local pub The Roman Camp. The seaside towns of Cromer and Sheringham are located just down the road. As well as direct links to public transport close by.

Hallway

Front door opens into hallway with doors leading to Bedrooms, Bathroom & Kitchen/Lounge/Dining Room.

Kitchen/ Lounge/ Dining Room

Open plan room with side & rear aspect double glazed windows & opening to Conservatory.

Lounge Area (20'7" x 10'3") - recently decorated with new wood burner, new carpeted flooring and is light & airy from multiple double glazed windows.

Kitchen (10'8" x 9'5") - brand new fitted kitchen with a rage of navy blue wall & base units, white marble work surfaces over top, kitchen Island of same design & integrated appliances. Double glazed window with front aspect & door to outside.

Conservatory

12' 5" x 14' 11" (3.78m x 4.55m) Leading off the open plan Lounge, light and airy, new carpeted flooring & door to the side.

Bedroom One

17' 8" max x 10' 3" max (5.38m max x 3.12m max) Recently renovated, double glazed window with rear aspect, wall mounted radiator and new carpet flooring.

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)

Recently renovated, double glazed window with front aspect, wall mounted radiator and new carpet flooring.

Bathroom

Spacious family suite compromising WC, wash basin, oversized bath & walk-in shower, tiled floor and double glazed window.

Outside

The front of the property is mostly brick weave driveway, allowing off-road parking for multiple vehicles with a small lawn area and few shrubs & bushes for decoration.

The rear of the property is set up for low maintenance and is mostly shingled.



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.





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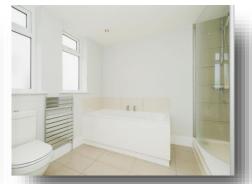
- NO ONWARD CHAIN
- Semi-Detached 2 Bedroom Bungalow
- Open Plan Kitchen/Lounge/Dining Room
- Conservatory & Family Bathroom
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers over

£350,000







The St

Wap data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM108212



Property Ref: CRM108212 - 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.





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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.