



Tuckswood Beechwood Avenue, Aylmerton Norwich NR11 8QQ

welcome to

Tuckswood Beechwood Avenue, Aylmerton Norwich

An individually designed by owner detached family home with versatile accommodation and generous gardens of c 1/3rd acre. The home is located in a lovely position on a private lane situated between Lions Mouth Woods, West Runton & Beeston Regis Heath and Felbrigg Woods.



Tuckswood is a cherished family home located in upper Aylmerton. Tuckswood has never been on the open market, originally built in 1973 by a local builder to the owner's design (extended over the years), this is a rare chance to acquire this detached home situated off a private lane on grounds of approximately 1/3rd acre. Lovely back story to this home - which was built on what was 1/2 of 'Granny's Garden' who used to live in the bungalow next door. The accommodation is over two floors and boasts a versatile layout for a growing family along with a generous well-established gardens at both front and rear.

The downstairs layout features an impressive central reception hall with Parquet flooring leading to:-

- 1. a large study/music room**
- 2. cloakroom and downstairs toilet room**
- 3. kitchen**
- 4. dining room and**
- 5. a huge lounge the full depth of the house with windows onto the front and rear lawns, and patio door onto a sheltered patio.**

The upstairs layout features four double bedrooms, a bathroom, a separate shower room and ensures every member of the family has a private retreat. Completing this impressive property is a substantial double length garage, perfect for additional storage, safeguarding vehicles, or even transforming into a workshop. There is a large carport to the side of the garage with a vehicle inspection pit underneath. The spacious driveway can easily accommodate multiple cars

Entrance Porch

Upvc Double glazed front door, Parquet flooring, further opaque panels, glazed area, door to the reception hall.

Reception Hall

Open tread polished wood staircase rising to the first floor, upvc double glazed window to the front aspect, Parquet flooring, radiator and access to all rooms.

Cloakroom And Downstairs Wc

Coat hanging space leading into a downstairs toilet suite comprising WC with dual flush system and wash hand basin, radiator, ceramic tile floor, extractor fan and window into the garage.

Kitchen

11' 5" x 10' 6" (3.48m x 3.20m)

Fitted kitchen with a range of wall and base units comprising cupboards and drawers, roll edge work surfaces, inset double drainer sink with mixer tap, plumbing and space for domestic appliances, built in eye level double electric oven and hob, and space for fridge freezer. Radiator, ceramic tiled flooring, part tiled walls, upvc double glazed window to the rear aspect overlooking garden, doors to the utility/boot room, reception hall and archway to the dining room.

Utility Room / Boot Room

6' 2" x 6' (1.88m x 1.83m)

Upvc double glazed window to the side and rear aspects, door leading to outside, ceramic tiled floor, glazed door leading to the outside and a glazed door leading to the garage.

Dining Room

11' x 10' 6" (3.35m x 3.20m)

Upvc double glazed window to the rear aspect and radiator. Archway through from the kitchen and a door into the reception hall.

Study And Music Room

16' 9" x 9' 4" (5.11m x 2.84m)

Upvc double glazed window to the front aspect and radiators.

Lounge

22' 3" x 11' 11" (6.78m x 3.63m)

Upvc double glazed windows to the front and rear aspects, wall lights and radiators, double glazed sliding door to a secluded patio.

Upstairs Landing

Access to all rooms, two built in wardrobes and an airing cupboard with lagged water tank and slatted shelving, access to the loft. Each of the wardrobes and the airing cupboard have access to loft space along the rear of the property.

Bedroom One

11' 4" x 12' (3.45m x 3.66m)

Access to eaves storage, upvc double glazed window to the side aspect, radiator and two built in wardrobes with hanging space and shelving,

Family Bathroom

7' 9" x 6' 1" (2.36m x 1.85m)

Suite comprising bath with electric shower over and

folding screen, vanity unit with inset hand wash basin, concealed cistern WC, radiator, upvc double glazed window to the rear aspect, part tiled walls and shaver point.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)

Upvc double glazed window to the front aspect, radiator and built in wardrobe with hanging space and shelving.

Bedroom Three

12' 9" x 9' 11" (3.89m x 3.02m)

Upvc double glazed window to the front aspect and radiator,

Bedroom Four

12' 9" x 9' 2" (3.89m x 2.79m)

Upvc double glazed window to the front aspect, radiator and access to the loft space.

Shower Room

Walk in glazed shower enclosure, tiled walls, double glazed velux window and wall mounted fan heater. A toilet and sink could be added to the shower room by extending it into part of bedroom four, but still leaving a double bedroom (the soil stack for the downstairs WC is below the shower room)

Outside

Garage

30' x 9' 2" (9.14m x 2.79m)

Up an over door to the front aspect, upvc double glazed window to the side aspect, rafter storage space, wall mounted consumer unit, Inverta fuel solar panel, floor standing oil fired central heating boiler,

Car Port

Attached to the garage is a large car port with vehicle inspection pit underneath and rafter storage above.

Exterior

To the front of the property is a concrete path and driveway leading to the front door and garage, and through the car port to the side door to the utility/boot room. The front of the property has large well kept lawns with well stocked with flowers and shrubs. The rear enclosed garden is mainly laid to lawn, with shrub borders, some fruit bushes and trees, mature trees and greenhouses. Tuckswood is surrounded by high hedges and fencing making it very secluded. The oil tank is in the rear garden as is the septic tank.



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welcome to

Tuckswood Beechwood Avenue, Aylmerton Norwich

- An Individually designed Four Bedroom Home
- Quiet Location surrounded by woods, off a private lane
- Double Garage, Car Port and Ample Parking
- Separate Dining Room, Lounge and Kitchen
- Large Study/Music Room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£535,000



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