



Church Road, Aylmerton NORWICH NR11 8PZ

welcome to

Church Road, Aylmerton NORWICH

Offered for sale is a charming traditional three bedroom semi-detached cottage in the middle of the picturesque village of Aylmerton. The cottage offers generously proportioned accommodation throughout, character features, enclosed garden and parking



Offered for sale is a charming traditional semi-detached cottage in the middle of the picturesque village of Aylmerton. The cottage offers generously proportioned accommodation throughout including three double bedrooms served by a first floor bathroom, with the downstairs comprising a kitchen, pantry, lounge, study, utility room, garden room and cloakroom. The current owners have sympathetically and tastefully renovated the interior while maintaining many character features such as exposed beams, wooden floorboards, stripped pine doors and original feature fireplaces. The rear garden is enclosed and landscaped to provide a great entertaining space with gated side access and there is ample parking for several vehicles.

Entrance Hall

Composite front door with glazed panels, concealed door with access to the utility room and further doorway leading to the Study.

Study

6' 10" x 5' 7" (2.08m x 1.70m)

Vaulted ceiling, upvc double glazed window to the side aspect, radiator and shelving.

Utility Room

8' 3" x 6' 11" (2.51m x 2.11m)

Fitted with base and wall mounted units comprising cupboards, roll edge work surface with inset one and a half bowl stainless steel sink and mixer tap, plumbing and space for domestic appliance, ceramic tiled flooring, upvc double glazed windows to the side and rear aspects, tiled splashbacks, floor mounted Worcester oil boiler and vaulted ceiling.

Lounge / Diner

22' 8" Max x 10' 2" (6.91m Max x 3.10m)

Upvc double glazed windows to the front aspect, 2 x radiators, exposed beams, feature inglenook fireplace with tiled hearth and exposed brick with wooden mantle above, half glazed door leading to the kitchen, stripped wood polished floor.

Kitchen

13' Max x 7' 8" Max (3.96m Max x 2.34m Max)

Fitted in a cottage style bespoke cupboards and drawers under wooden work surface, inset Belfast sink and mixer tap, plumbing and space for domestic appliance, further undercounter appliance space, built in electric oven and induction hob, Pamment tiled flooring, closed stair case rising to the first floor, archway to Garden Room, upvc double glazed window to the rear aspect, tiled splashbacks, radiator, door to the walk in pantry (7'7" x 3'3") space and point for upright appliance, Pamment tiled floor, bespoke shelving and light.

Garden Room

16' 1" x 5' 4" (4.90m x 1.63m)

Upvc double glazed windows and double glazed wooden french doors to the rear, radiator, vaulted ceiling, glazed door to the cloakroom.

Cloakroom

4' 7" x 4' 1" (1.40m x 1.24m)

Match boarding to dado height, vanity unit offering cupboard storage and wash hand basin with mixer tap, WC, wall mounted fan heater and ceramic tiled floor.

Landing

Access to all room, light point, access to the loft and upvc double glazed window to the rear aspect,

Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)

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

Bedroom Two

10' 8" x 10' 4" (3.25m x 3.15m)

Upvc double glazed window to the front aspect, exposed beams and radiator.

Bedroom Three

11' 4" Max x 7' 11" Max (3.45m Max x 2.41m Max)

Upvc double glazed window to the rear aspect, exposed beams, built in wardrobe with hanging space and shelving, period style cast iron fireplace and radiator.

Bathroom

7' 9" x 4' 8" (2.36m x 1.42m)

Fitted with a modern suite comprising double ended bath with central mixer taps and shower attachment, rainforest style shower fitting, WC and pedestal hand wash basin with mixer tap, heated towel radiator, ceramic tiled flooring, tiled walls and upvc double glazed window to the rear aspect.

Exterior

Enclosed rear garden with wall and fencing, paved patio, raised flower boarder and gated side access to parking area with ample parking for at least 3 vehicles and outside lighting,



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welcome to

Church Road, Aylmerton NORWICH

- A Charming Character Cottage
- Located in the village of Aylmerton
- Three Double Bedrooms
- Beautifully renovated and decorated
- Generous Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£370,000



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



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Property Ref:
CRM108792 - 0002

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