

Arnolds | Keys



45 Burgh Road, Aylsham, NR11 6AT

Guide Price £450,000

- THREE-STOREY EDWARDIAN SEMI-DETACHED HOUSE
- PRIME LOCATION IN SOUGHT AFTER MARKET TOWN
- TWO RECEPTION ROOMS
- TWO FIRST FLOOR BEDROOMS
- BEAUTIFULLY MAINTAINED LARGE REAR GRDEN
- SPACIOUS LOFT ROOM

45 Burgh Road, Aylsham NR11 6AT

This beautiful three-story, bay-fronted home has been extended and enhanced by successive owners, resulting in a deceptively spacious property. It stands in private, well-tended gardens and is just a stone's throw from the exceptional range of amenities in the town centre.

The architecture is characteristic of the early Edwardian period, featuring generously proportioned principal rooms, high ceilings, and expansive windows. The timber windows, equipped with secondary double glazing, maintain their historic appearance.



Council Tax Band: D



Description

We are delighted to present this charming three-storey Edwardian home, situated on one of Aylsham's most sought-after roads. This property, full of character, offers ample space for growth.

Featuring two reception rooms, an attic studio, and a lovely private garden, this home provides a tranquil retreat within walking distance of Aylsham's diverse amenities.

Location

Aylsham benefits from a range of local amenities from a choice of three supermarkets, local independent shops, restaurants/pubs, three schools, doctors surgery and a dentist. Aylsham is also on a bus route and has easy access to the Cathedral City of Norwich and the beautiful North Norfolk Coast. There are plenty of places to eat with a range of cafes/coffee shops, bakeries and pubs.

Porch

Timber entrance with lead roof, tiled floor and clockwork bell.

Entrance Hall

Timber framed door to front with mottled glass and stained glass windows above, radiator, fitted pine cupboard containing fuse box, and electric meter. Staircase leading to first floor

Sitting Room

Three bay sash windows to the front aspect, secondary glazing, open fireplace with oak beam brick hearth and shelving on either side. Stripped Pine
Wooden flooring, Coving, and picture rail Radiator.

Lounge

Dual aspect, Windows to side and the rear garden aspect, secondary glazing, open fireplace with brick hearth. Wooden flooring, Radiator.

Kitchen / Dining

Dual aspect with views onto the garden. Fitted with a range of base units with timber worktops over it, a stainless steel sink with double drainer, a fridge/freezer, a gas oven, and a washing machine. There is a walk-in pantry fitted with shelving units, and tiled flooring throughout. Glass paneled door leading to garden.

Stairs to Floor Floor Landing

Landing

Carpeted, a radiator, a sash window with a south-facing aspect, and secondary glazing. a study area.

Bathroom

Window with mottled glass to garden facing aspect, secondary glazing, wooden floor, pedestal hand basin, W/C, paneled iron bath with shower, a radiator, and four floor-to-ceiling cupboards.

Bedroom 2

Dual aspect room with timber sash window to westerly side aspect and timber casement window to north rear aspect, both secondary glazed, built-in wardrobe, fitted carpets, picture rail, radiator.

Main Bedroom

South-facing timber sash bay window to front aspect with secondary double glazing, smooth ceiling, fitted wardrobe, fitted carpets, radiator

Stairs to Loft

Loft

The pitched roof features three Velux windows above exposed beams, with two windows facing the north rear aspect and one larger window facing the southerly front aspect. The area includes two eaves storage cupboards, fitted carpets, and two radiators.

External

To The Front Of The Property: A brick wall and mature hedge provide screening from the roadway, with a timber garden gate giving access to a pea-shingled pathway leading to the front door. The front garden features a lawned area, a square potager garden, and Norfolk pamment tiled paths. Additionally, a pea-shingled pathway extends around the property towards the rear garden.

To The Rear Of The Property: A brickweave patio and herb garden are located at the side of the house. The rear garden is primarily lawned and features a variety of well-stocked flower beds, mature fruit trees, and a newly installed timber storage shed. Additional storage is available in a former brick outhouse. There is also a capped, disused well near the boundary with the adjoining property.

Agents Notes

Freehold

Council Tax - Broadland District Council - Band D

A planning application has been submitted to Broadland District Council for a dropped kerb and off-street parking at the front of this property and the neighbouring one, under planning reference 20220468.

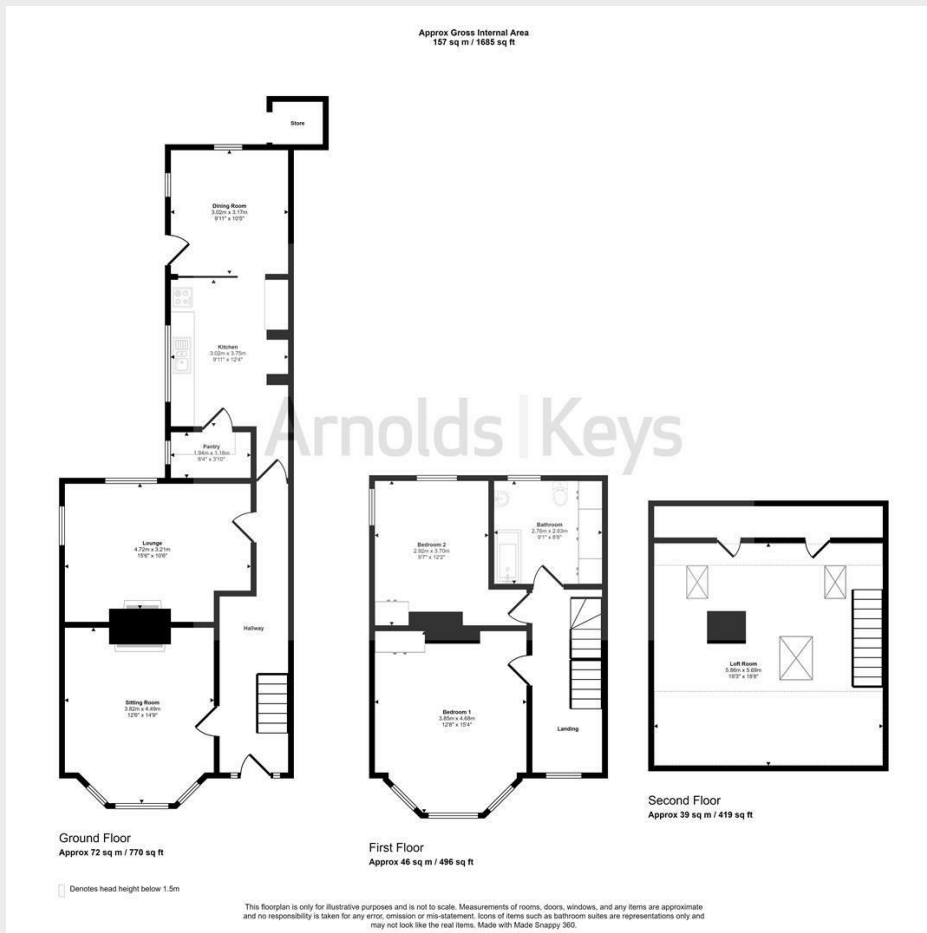


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

