



## 2, The Old Bank House Stables Burgh Road, Aylsham, NR11 6BS Offers Over £425,000

- GRADE II LISTED
- FOUR BEDROOMS
- LIVING ROOM WITH INGLENOOK FIREPLACE
- OFF ROAD PARKING
- KITCHEN BREAKFAST ROOM
- CHARMING CHARACTERFUL FEATURES
- PRINCIPLE BEDROOM WITH ENSUITE
- LOW MAINTENANCE COURTYARD GARDEN
- UTILITY ROOM

## 2, The Old Bank House Stables Burgh Road, Aylsham NR11 6BS

**\*NO ONWARD CHAIN\*** Positioned within the heart of the desirable market town of Aylsham, this charming Grade II listed home offers an abundance of character. The property has been adapted over time to offer deceptively spacious accommodation, with a low maintenance garden, off road parking and conveniently located close to all local amenities.

 4  2  1  E

Council Tax Band: D



## DESCRIPTION

Believed to date back to the early 18th Century, this idyllic Grade II listed cottage is located in the heart of the sought after market town of Aylsham. The property has been sympathetically altered and improved over time, whilst still retaining it's charm with original features throughout.

The home offers a kitchen diner, utility area, entrance hallway, living room with inglenook fireplace housing a wood burning stove, family bathroom and four bedrooms; with the ground floor room featuring an ensuite and doors out to the decking area and an attic room; currently used as a dressing room, which can be accessed from the main bedroom on the first floor. Externally the property boasts off road parking and a low maintenance mature garden.

## KITCHEN

Timber framed door to front entrance, triple glazed window to rear and window to front. Fitted with a range of base units with wood effect laminate worksurface over, inset ceramic sink, 'Everhot' electric oven, integrated Hotpoint dishwasher. Laminate flooring. Open to:

## DINING AREA

Three Velux windows, double glazed patio door to front, laminate flooring continued.

## UTILITY ROOM

Single glazed window to front aspect, base units with timber worksurface over, inset stainless steel sink, radiator, laminate flooring continued.

## ENTRANCE HALL

Timber framed door to front entrance, stairs to first floor, laminate flooring continued.

## LIVING ROOM

Two single glazed windows to front aspect, inglenook fireplace with brick surround, tiled hearth and wood burning stove, built in storage cupboard, two radiators, laminate flooring continued, original spiral staircase (not in use). Stairs to bedroom:

## BEDROOM TWO

Three skylight windows, double glazed patio door to decking area, laminate flooring, radiator, door to:

## ENSUITE WET ROOM

Fitted with a Triton electric shower, WC, vanity unit with inset wash hand basin, heated towel rail, extractor fan, tiled flooring and walls.

## FIRST FLOOR LANDING

Triple glazed windows to rear aspect, radiator.

## BEDROOM ONE

A dual aspect room with triple glazed window to rear and window to front, wooden flooring, radiator, stairs to attic room.

## ATTIC ROOM

Window to side aspect, timber flooring, door to loft space.

## BEDROOM FOUR

Window to front aspect, radiator, wooden flooring.

## BATHROOM

Window to front aspect, fitted with a three piece suite comprising corner shower cubicle with 'Aqualisa' shower, WC, bidet, vanity unit with inset wash hand basin, wooden flooring, storage cupboard housing water tank, heated towel rail.

## BEDROOM THREE

Window to front aspect and triple glazed window to rear aspect and one to side, carpet flooring, two radiators.

## EXTERNAL

The property is approached via a shingle driveway which allows a right of access to the neighbouring property. There is a log store, shed, and a shingled courtyard style garden to the front.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Mains gas central heating.  
Council tax band: D (Broadland)

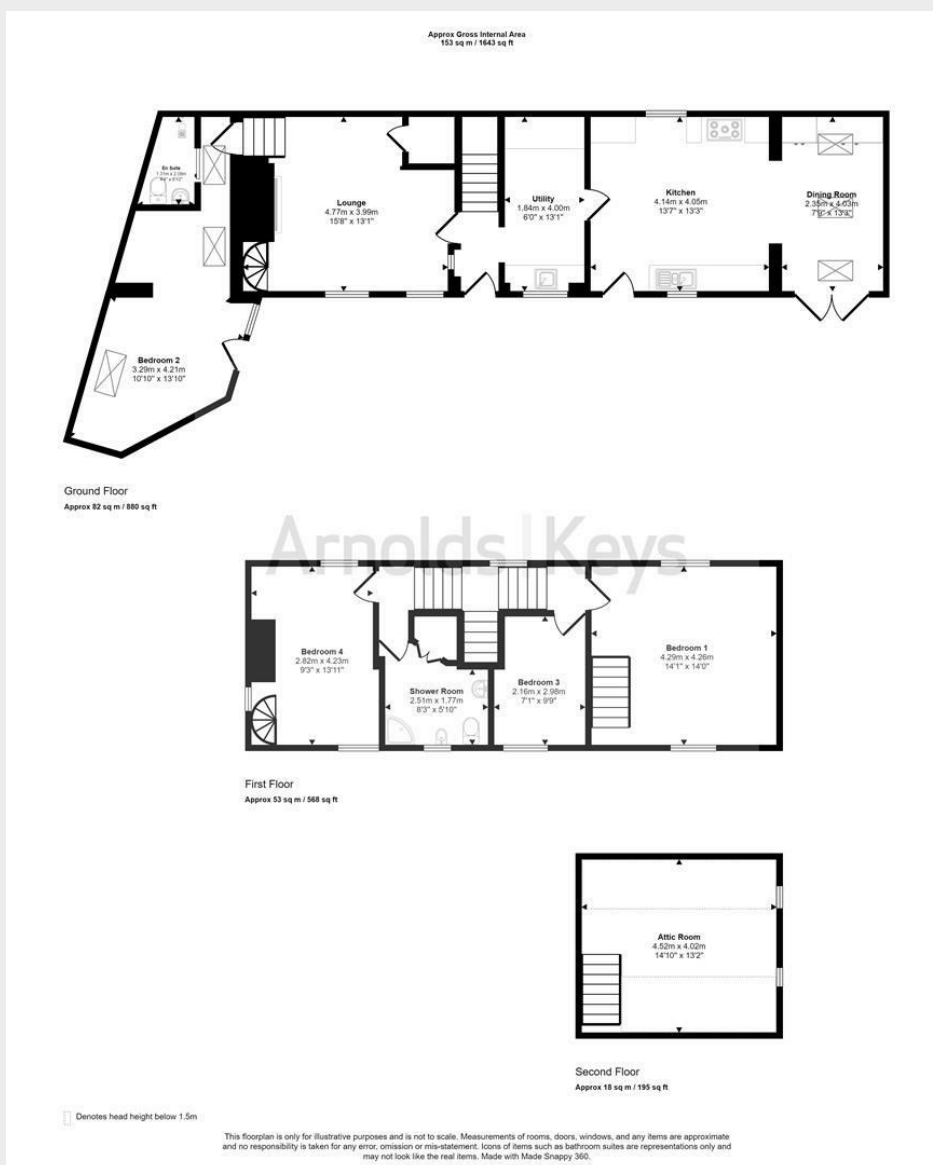


## Viewings

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) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>41</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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 are 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.

