



Alyth House, Brewery Road, Trunch NR28 0PU

welcome to

Alyth House, Brewery Road, Trunch

This immaculately presented 4 bedroom executive detached house with garage, driveway parking and rear garden backing onto fields would make an ideal family home in the historic North Norfolk village of Trunch



Situated down a private road on the outskirts of Trunch, this spacious detached house would make an ideal family home within short commuting distance of North Norfolk coastline and the market town of North Walsham. The property offers accommodation comprising entrance porch leading to entrance hall, dual aspect lounge, kitchen, dining room, utility room, study and cloakroom on the ground floor. On the first floor, you will find a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally, the property benefits from ample driveway parking, single garage and landscaped rear garden backing onto fields.

Entrance Porch

Double glazed door to the front aspect, door into hallway and tiled flooring.

Entrance Hall

Door from entrance porch, stairs to first floor, telephone point, radiator and laminate flooring.

Cloakroom

Wash hand basin, WC, radiator, shaver point, double glazed window to the side aspect and Aqua click waterproof flooring.

Study

7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window to the rear aspect, radiator and laminate flooring.

Lounge

20' 9" x 11' 10" (6.32m x 3.61m)

Double glazed windows to the front and rear aspect, TV point, gas fire, wall lights, radiator and carpeted flooring.

Dining Room

11' 11" x 10' 5" (3.63m x 3.17m)

Double glazed window to the front aspect, wall lights, radiator and carpeted flooring.

Kitchen

11' 8" x 9' 10" (3.56m x 3.00m)

Fitted kitchen with range of wall and base units with work surfaces over, range cooker with cooker hood above, built in fridge, built in dishwasher, one and a half sized stainless steel sink drainer, tiled walls and laminate flooring.

Utility Room

8' 2" x 5' 11" (2.49m x 1.80m)

Door to the rear aspect, space for fridge freezer, plumbing for washing machine, access to the loft, radiator and laminate flooring

First Floor Landing

Double glazed window to the front aspect, airing cupboard with tank and modern electric consumer unit, access to a part boarded loft with TV distribution amplifier via loft ladder, radiator and carpeted flooring.

Bedroom One

11' 10" x 10' 4" (3.61m x 3.15m)

Double glazed window to the front aspect, fitted wardrobe, tv and telephone points, radiator and carpeted flooring.

En Suite Shower Room

Suite comprising of shower cubicle, wash hand basin, WC, towel rail, spotlights, shaver point, fully tiled walls, double glazed window to the rear aspect and Aqua click waterproof flooring.

Bedroom Two

11' x 11' 5" (3.35m x 3.48m)

Double glazed window to the front aspect, tv point, radiator and carpeted flooring.

Bedroom Three

11' 10" x 9' (3.61m x 2.74m)

Double glazed window to the rear aspect with field views, tv point, radiator and carpeted flooring.

Bedroom Four

10' x 6' 8" (3.05m x 2.03m)

Double glazed window to the rear aspect, tv point, radiator and carpeted flooring.

Bathroom

Suite comprising of spa bath with power shower over, wash hand basin, WC, spotlights, fully tiled walls, towel rail, double glazed window to the rear aspect and Aqua click waterproof flooring.

Exterior

At the front of the property is a brick weave driveway offering parking for vehicles and mature hedging for privacy. There is a single Garage with up an electric roller door, gas central heating boiler, power and lighting. At the rear of the property is a pleasant garden backing onto fields with lawn, raised beds, hedging, garden shed, summer house and access to front.

Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England & Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Alyth House Brewery Road, Trunch

- Field Views
- Garage and Driveway Parking
- Master Bedroom with En Suite Shower Room
- Tucked Away down a Private Road
- Ground Floor Study/Office

Tenure: Freehold EPC Rating: D



£525,000

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108715 - 0003

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william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk