



Churchfield

Hungate Street, Aylsham, Norfolk NR11 6JZ

BROWN & CO



Churchfield, Hungate Street, Aylsham, Norfolk NR11 6JZ

An outstanding detached four/five-bedroom chalet bungalow delightfully positioned being well set back from the road, standing proudly in grounds of around 0.6 acre and conveniently located opposite the Bure Valley primary school and within walking distance to the town centre of Aylsham.

The whole is offered to market with no onward chain.

GUIDE PRICE - £675,000



DESCRIPTION

Churchfield is an outstanding detached four/five-bedroom chalet bungalow centrally positioned within its charming gardens of just over half an acre. The property comes to the market for the first time, since being built in 1954 and is ideally placed to enjoy all excellent amenities Aylsham has to offer. The property enjoys a lovely feel throughout, with well-arranged and spacious accommodation on two floors together with a double garage, office, detached workshop and greenhouse within the grounds.

The property is approached at the front into the reception hall providing access to the sitting room and ground floor bedroom accommodation. The sitting room with its bay window enjoys superb views over the east and south facing gardens and links beautifully with the dining room and snug. There is a lobby accessed from the snug giving access to a shower/cloakroom with WC. The kitchen breakfast room occupies the west side of Churchfield, and a conservatory is positioned off the breakfast room.

There are three double bedrooms on the ground floor together with the family bathroom. A door off the hall leads through to the staircase to the first-floor fifth bedroom/study. Off the fifth bedroom/study lies an area of landing with access to eaves storage and into the 25ft principal bedroom and en-suite bathroom.

The whole is in good order throughout and there is certainly scope here to extend further into the grounds without impinging on the

garden whatsoever. Buyers may want to alter the accommodation as they see fit subject to the necessary planning consents.

Churchfield is approached via twin gates onto a shingled driveway leading past the side of the property and up to the double garage block with separate office, WC and utility within. There may be scope to convert this building into an annexe, subject to planning approval. There is comfortable parking on the shingled drive for a number of vehicles.

The gardens and grounds act as a major feature of the property and amount to around 0.6 acres (stms) having been beautifully tended by current owners with many points of interest. The central courtyard with circular rose feature is a lovely link between the main rear gardens back to the property. A large terrace wraps round Churchfield and would support any occasion.

Bordering the gardens and on the boundary are a number of fine trees, both young and old with further flower beds providing all year round colour. There is also a greenhouse bordered by a range of box hedging and mature shrubs.

Services – Mains water, mains electricity, septic tank drainage.
Local authority – Broadland District Council

LOCATION

The property is located in Aylsham, itself a popular centre strategically placed between the North Norfolk coast, Cromer and Norwich.

Aylsham provides excellent local shopping and transport facilities and this is an excellent opportunity to live tucked away in a special place yet within easy reach of the city of Norwich. Norwich itself is about 10 miles away, providing excellent cultural facilities, shops and mainline railway service to London Liverpool Street. Aylsham is convenient for Norwich Airport and accessible to the University of East Anglia and the Norwich Research Park.

DIRECTIONS

Proceed out of Norwich on the Cromer Road and continue towards Aylsham. At the roundabout just before Aylsham turn left onto B1145 and then take the first right into Hungate Street. The property is located directly opposite the school and is signposted.

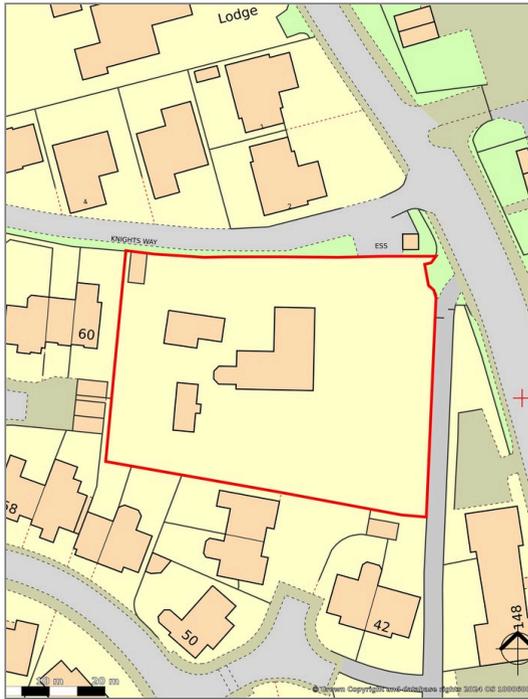
AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

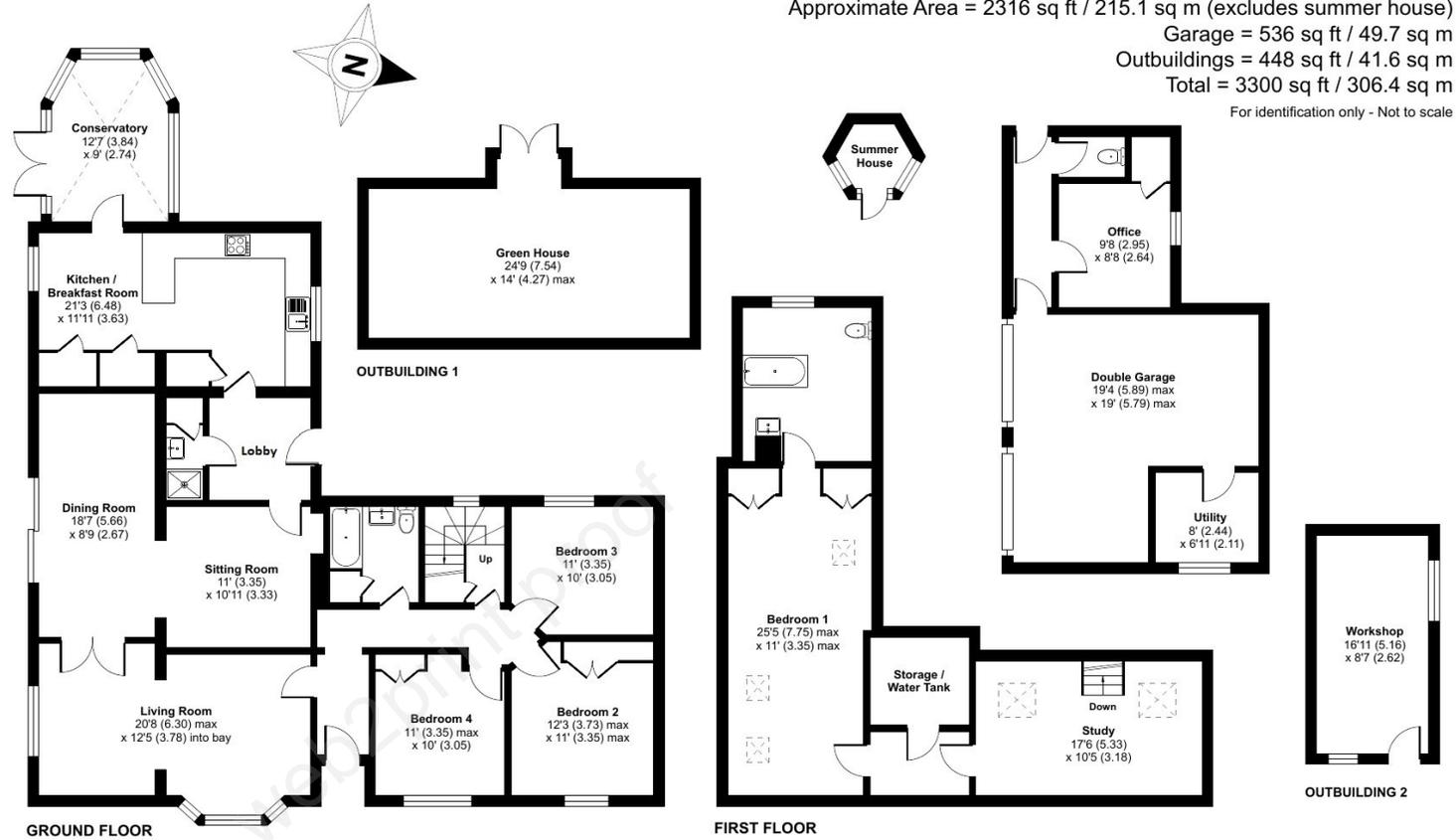
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	72 C
39-54	E		
21-38	F		
1-20	G		



Hungate Street, Aylsham, Norwich, NR11

Approximate Area = 2316 sq ft / 215.1 sq m (excludes summer house)
 Garage = 536 sq ft / 49.7 sq m
 Outbuildings = 448 sq ft / 41.6 sq m
 Total = 3300 sq ft / 306.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Brown & Co. REF: 1148622

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Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants