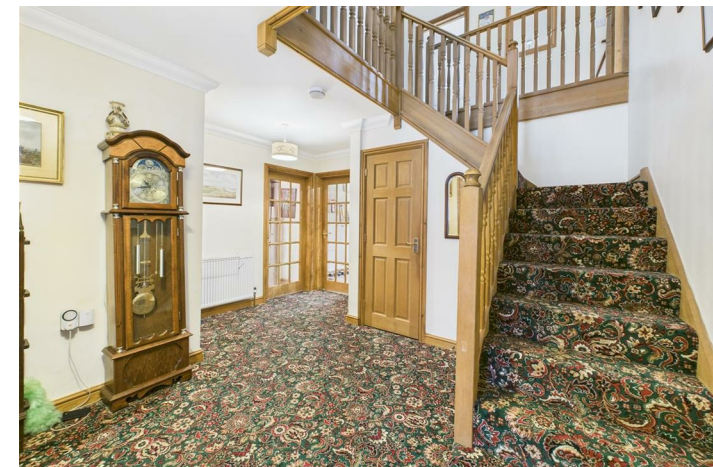




SANDY LANE, AYLMERTON

NR11 8QE

£675,000
FREEHOLD

Hollytree House is a beautifully constructed and maintained three-bedroom house in the quiet village of Aylmerton. The property comprises of a large and welcoming entrance hallway, a spacious yet cosy living room, a kitchen with utility room off, a dining room, three double bedrooms (one with an ensuite), a family bathroom and a garage..

This property not only boasts a wealth of space and warmth but also has been equipped with environmental benefits such as a rainwater harvest which is recycled for use in the toilets and washing machine, an air bubbler in the septic system and hot water solar panel system.

Don't miss this opportunity to make this wonderful family home your own, call Henleys to arrange a viewing.

HENLEYS
Residential Sales & Lettings

SANDY LANE

- Quiet village location • Welcoming spacious entrance hall • Three bedroom • Ensuite AND Family Bathroom • Spacious Living Room • Close to local amenities (garage, shop, public house) • Off road parking AND Garage • Call Henleys to arrange a viewing

Aylmerton

Nestled in the heart of Norfolk, Aylmerton is a charming village that exudes quintessential English countryside charm. Surrounded by rolling hills, lush green fields, and picturesque woodlands, this idyllic location offers a peaceful retreat away from the hustle and bustle of city life. Aylmerton is conveniently situated near the stunning North Norfolk coast, allowing residents to easily access beautiful sandy beaches, coastal walks, and charming seaside towns. With its rich history and close proximity to the Norfolk Broads, Aylmerton provides endless opportunities for outdoor activities and exploration. The village itself boasts a close-knit community, with local amenities including a village hall, a church, and a traditional pub, where residents can enjoy a warm and friendly atmosphere. Whether you're seeking tranquility or adventure, Aylmerton is the perfect place to call home.

Overview

Hollytree House is a beautifully constructed and maintained three-bedroom house in the quiet village of Aylmerton. The property comprises of a large and welcoming entrance hallway, a spacious yet cosy living room, a kitchen with utility room off, a dining room, three double bedrooms (one with an ensuite), a family bathroom and a garage..

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Entry Porch

Enter through the main door with obscured double glazed window to the front aspect, wall mounted radiator, ceiling

mounted light, natural stone effect tiled floor and a wood effect door with patterned leaded window, and double glazed window beside leading to the entrance hallway.

Hallway

Enter into a large bright and welcoming hallway with wall mounted radiator, ceiling mounted lighting, carpeted floor, and doors to under stairs storage, WC and glazed panel doors to the living room, kitchen and dining room.

Living Room

Double glazed bay window to the front aspect, further double glazed windows to the side and rear aspect and french doors to the side aspect. Wall mounted radiators, decorative chandelier style ceiling mounted lighting, wall mounted lighting, carpeted floor and stunning feature fireplace with wood burner, slate effect hearth and brick chimney breast with feature herringbone pattern.

Kitchen

Double glazed window to rear aspect, wall and base units with wood effect worktop, white sink with drainer and mixer tap, space for American style fridge freezer, gas freestanding range with glass splashback and chimney style cooker hood over, ceiling mounted spotlights, wall mounted radiator, integrated dishwasher, space for breakfast table, tiled splashback and tiled floor.

Utility Room

Glazed door to rear garden, double glazed window to rear aspect, wall mounted radiator, ceiling mounted lighting, wall and base units with wood effect worktop, sink and drainer with mixer tap, space and plumbing for washing machine, tiled splashback and wood effect laminate flooring.

Dining Room

Double glazed bay window to front aspect, wall mounted radiator, designer ceiling mounted lighting, high level display shelving and wood effect laminate flooring.



WC

Double glazed window to the front aspect, close coupled dual flush WC, wall hung hand basin with tiled splashback, ceiling mounted extractor fan, wall mounted radiator, ceiling mounted lighting and natural stone effect tiled floor.

Stairs & Landing

Carpeted stairs, leading to landing area with double glazed window to the rear, ceiling mounted chandelier style lighting above the staircase, wall mounted radiator, loft access hatch, carpeted floor and doors to all three bedrooms, the family bathroom and storage/airing cupboard.

Bedroom One

Double glazed window to the front and side window, obscure glazed door to ensuite, wall mounted radiator, solid timber door to walk in wardrobe and carpeted floors

Ensuite

Double glazed obscured window to the rear aspect, fitted wood effect furniture housing the concealed cistern with dual flush button, toilet pan and bidet, and natural stone effect worktop housing the semi recessed basin, wall mounted storage and mirror with lighting over, walk in shower with glass screen, wall mounted ladder style chrome towel rail, tiled splashback and tile effect vinyl flooring.

Bedroom Two

Double glazed window to side and front aspect, wall mounted radiator, built in double door wardrobe/storage, ceiling pendant light and carpeted floor.

Bedroom Three

Double glazed window to side and rear aspect, wall mounted radiator, built in double door wardrobe/storage, ceiling pendant light and carpeted floor.

Family Bathroom

Double glazed obscured window to rear aspect, ladder style

chrome towel rails (x2), bath with mixer tap, pedestal basin, wall mounted mirrored cabinet, close coupled dual flush WC, quadrant shower enclosure with double sliding doors, bidet, tiled splashbacks and tile effect vinyl flooring.

Outside

A gravel drive with timber gates to the front of the property leads into ample off road parking with outbuildings to the right hand side and access to the garage to the left.

The rear of the property is mainly lawned with patio area and summer house. There are also another two sheds/outbuildings. To the right hand side of the building is a large pond area.

Agents Notes

The property is equipped with multiple environmentally beneficial systems. A rainwater harvester is used to provide water for the WC's and washing machine. The solar panels use energy from the sun to provide hot water to the property. And the air bubbler in the septic system is an air pump (or aerator) that supplies oxygen to the septic tank to promote the growth of aerobic bacteria. This allows for a more efficient digestion of waste, reducing sludge build-up and improving effluent quality.

Council Tax Band E

EPC - TBC

Mains Water, Electricity, Septic Tank and Oil Boiler located in Garage and serviced every year.

HOLLYTREE HOUSE SANDY LANE





Approximate total area⁽¹⁾
1697 ft²
157.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	