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The Old Manse
Burgh Road
Aylsham



AN OUTSTANDING PERIOD HOME, WITH GENEROUS BEAUTIFULLY PLANTED REAR GARDEN

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The Old Manse, 43 Burgh Road, Aylsham, NR11 6AT

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RECEPTION HALL

A welcoming entrance hall, having stairs to the first floor landing, and doors to the reception rooms.

SITTING ROOM

Having twin sash windows to the front aspect, this well-proportioned room has exposed floorboards. A chimney breast, with fitted shelving and low level cupboards to either side, houses a brick lined fireplace with ornamental surround.

DINING ROOM

Another lovely reception room, once again having twin sash windows to the front aspect. As with the sitting room a chimney breast houses a brick lined fireplace with ornamental surround, there is fitted shelving and storage, exposed floorboards.

KITCHEN/DINING ROOM

This fantastic room, is the real hub of the home and featuring a vaulted ceiling with exposed timbers and velux windows, also with window and glazed door to the rear overlooking and opening to the garden. The kitchen is fitted with an excellent range of handle less base storage units with wooden work surfaces over and matching wall units above. Inset sink unit. Larder units offer further storage and include a fitted fridge and separate freezer. A central island has further storage under a wooden work surface and incorporates a breakfast bar. There is space with hood over for a range style cooker, and tiling to the floor. The kitchen is completed with a washing machine, tumble drier and dishwasher.







SNUG

Featuring a pamment tiled floor, this useful room, currently used as a wine room, has a door and window into the conservatory offering a view to the garden beyond. A focal point is provided by a large, brick lined former fireplace.



BATHROOM

Fitted with a white suite comprising bath, with electric shower and screen over, wc and hand wash basin. Tiling to walls and floor.

CONSERVATORY

This double glazed conservatory, with pitched roof, offers lovely

views to the garden, and has double doors opening to the terrace.



LANDING

With stairs up from the hallway, a window to the front aspect, allows for plenty of natural light. Stairs lead to the second floor.

BEDROOM ONE

Having two sash windows to the front aspect, attractive painted cast iron ornamental fireplace with fitted wardrobes to either side. Exposed floorboards.

BEDROOM TWO

With a window to the rear aspect overlooking the garden. Pretty ornamental fireplace with cupboard alongside.

BEDROOM THREE

Two sash windows to the front aspect, ornamental cast iron fireplace with fitted wardrobe alongside.

BATHROOM

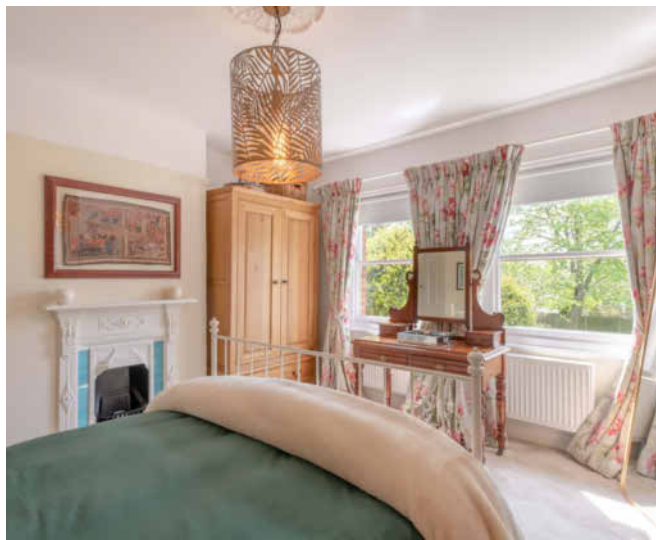
A stylish bathroom, with a ball and claw foot roll top bath, having a 'telephone' style mixer tap and shower, shower in cubicle, twin basin ceramic wash stand, and wc. This room also has an ornamental fireplace, fitted shelving, and marble tiling to walls and floor.

SECOND FLOOR

Currently used as a seating area, this space, with velux window could readily double as a fourth bedroom if required.

OFFICE

Great home office, with velux window.





EXTERNAL

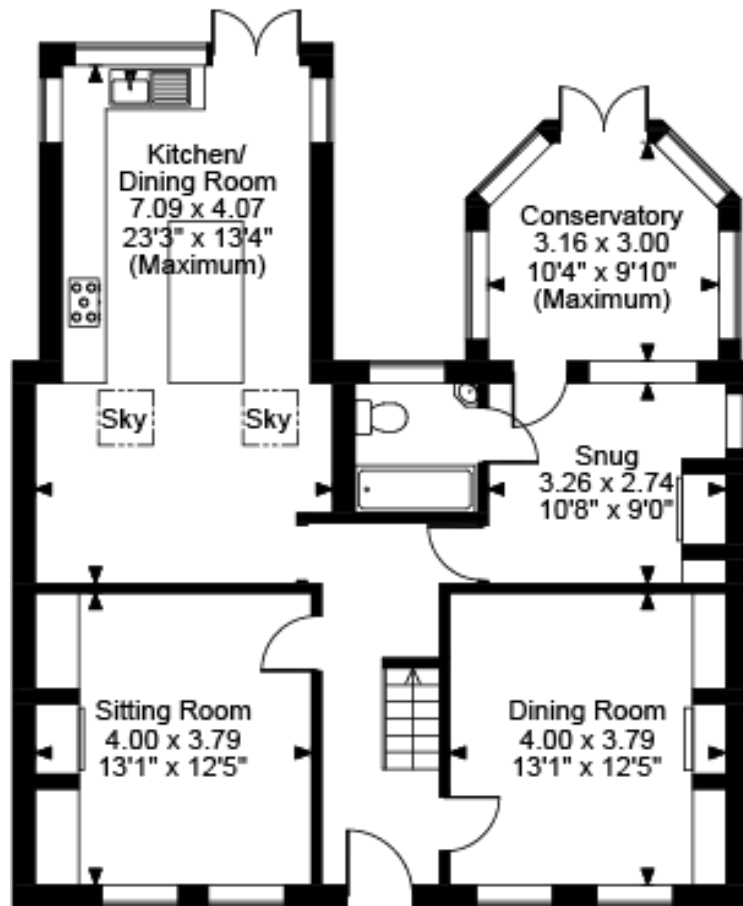
The property stands back from Burgh Road, screened by a low brick wall, fencing and mature shrubs. A block paved drive leads through a five bar gate onto a wide gravel drive providing parking and leading to the garage. This garage has an up and over door, personal door to the side, and windows to the side and rear.



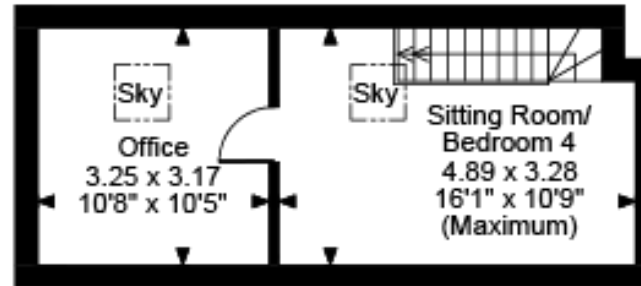
The beautiful rear garden has been thoughtfully landscaped and planted. A paved terrace adjoins the house, with doors from the kitchen and conservatory, and provides a lovely seating or dining area from where to enjoy the garden. From the terrace steps lead up to the wide central lawn, which runs the full length of the garden. This lawn is bordered by well planted flower and shrub borders with paths through. Also, within the garden there is a central bed and numerous specimen trees. At the foot of the garden there is a timber summerhouse.



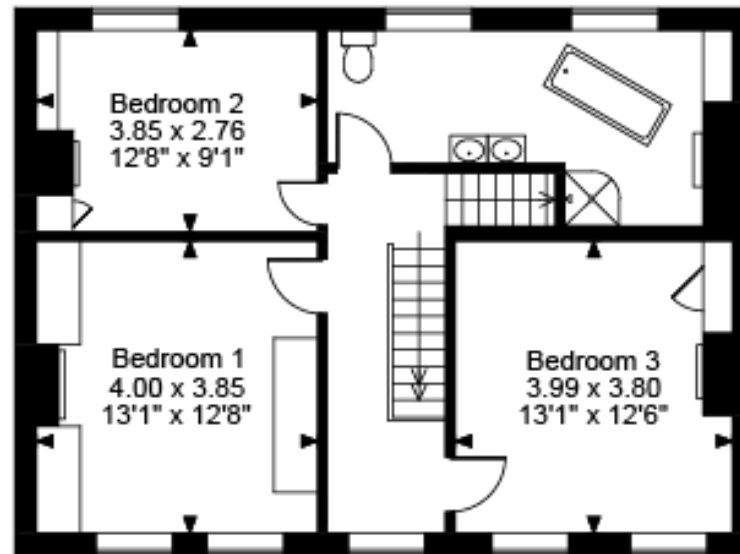
Burgh Road, Aylsham, Norwich, Norfolk



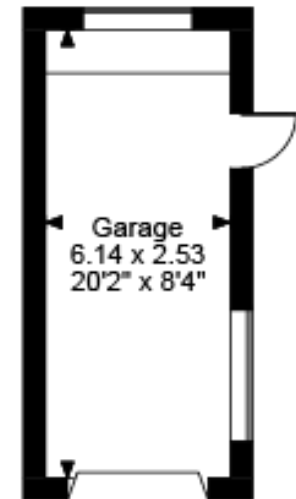
Ground Floor



Second Floor



First Floor



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The position & size of doors, windows, appliances and other features are approximate only.

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This beautifully presented period home has been carefully and thoughtfully upgraded by the current owners to now offer stylish accommodation only a short distance from Aylsham's bustling market place. On the ground floor the welcoming entrance hall has doors to the three reception rooms, and is open to the fantastic kitchen/dining room, while on the first floor there are three bedrooms and a spacious, stylish bathroom complete with ball and claw foot bath. On the second floor a fourth bedroom leads to the home office. Externally, the property stands well back from the road and is approached through a five bar gate onto a sweeping drive leading to the garage. The rear garden really sets this house apart, very well planted with deep flower and shrub beds, it can only be fully appreciated by viewing.

EPC Rating: D
Council Tax Band: D
Tenure: Freehold

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