



31 Morton Road

Offers In Excess Of £600,000

An executive four-bedroom detached house situated within a cul-de-sac location in the ever-popular area of Aylsham.

This home is ideal for a growing family looking to have plenty of space with ample home business capability and annexe potential.

On the Ground Floor

As you enter there is a spacious L-shaped entrance hall with tiled floor and two storage cupboards, adjacent is a generous 19'11 x 17'1 living room with double patio doors to garden, a cosy cinema/sitting room for entertainment nights and a modern re-fitted family bathroom suite. Further on, is a stunning bespoke fitted kitchen/family room.

The kitchen comprises of a range of fitted units at base and eye level of which is complemented by a thick quartz worktop, a range of integrated appliances including two eye level ovens, grill, steamer, dishwasher and a walk-in pantry; the kitchen is rounded off elegantly with a generous island unit. The family area has plenty of space for a sofa and table that benefits from bi-fold doors leading to the garden.



Further on, there is a utility room with fitted units, recess for appliance and a laundry chute exit from bedroom one upstairs. You will also find an L-shaped office with tiled floor that leads through to an additional office/workspace that has independent front access.

On the Second Floor

Upstairs, are the four bedrooms, three spacious doubles and one generous single/small double room. Bedroom one benefits from a walk-in wardrobe, en-suite shower room and laundry chute to utility room; Bedroom two also boasts an en-suite bathroom. Bedrooms three and four are serviced by a modern family shower room suite.

Outside

Outside, to the front, there is ample off-street parking for several vehicles via a private driveway, leading to double garage with electric roller shutter doors. Plus elevated patio area leading to the front door, side access and door to office/workspace. To the rear, is a secluded garden with front and rear patio with laid to lawn grass in-between.





Situation

Aylsham is a bustling, North Norfolk market town which lies just off the A140 between Norwich and Cromer, close to the beautiful Blickling Hall and just a short drive from the coast. The town itself hosts a variety of local businesses, independent shops, public houses and cafe's. Tesco and Budgens supermarket can also be found in the town, along with a Starbucks and M&S mini-mart/petrol station off the A140. The town has primary and secondary schooling.

Directions

To find the property from Reepham, head out of the town in the direction of Cawston on the B1145. Continue through Cawston and then at the roundabout with the B1149 head straight over, following signs for Aylsham. Upon entering Aylsham, at the first roundabout, take the third exit, continuing on the B1145. At the next roundabout, continue straight onto A140. At the next roundabout, take the 1st exit onto Burgh Road, then turn left onto Forster Way and turn right onto Morton Road. Continue along and then turn left where the property will be found in front of you.





Services

Oil central heating. Mains water, electricity and drainage are connected.

Useful Information (where is the nearest?)

Doctors – Aylsham Surgery, Aylsham. (0.6 miles)
Market Surgery, Aylsham (0.8 miles)

Dentist – Mydentist, Aylsham (0.4 miles) Aylsham Dental Practice (0.5 miles)

Hospital – Norfolk & Norwich University Hospital (15.5 miles)

Primary school – St. Michael's Church of England (0.7 miles) Bure Valley (1 mile)

Secondary School – Aylsham High School (0.7 miles)

Train Station – Norwich (13.8 miles)

Airport – Norwich International Airport (9.8 miles)

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0195.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2795.06 ft²

259.67 m²

Reduced headroom

35.19 ft²

3.27 m²

(1) Excluding balconies and terraces

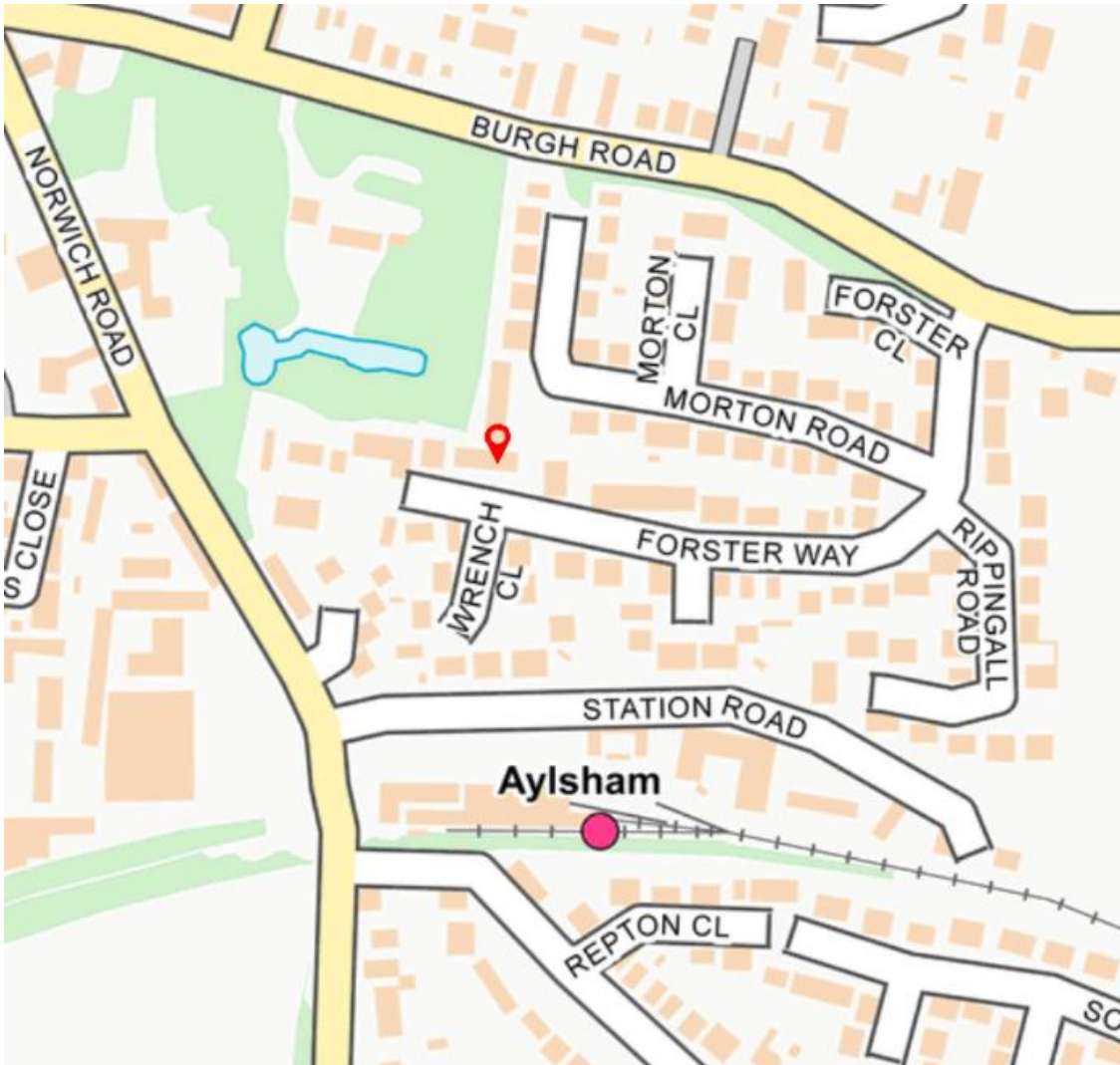
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



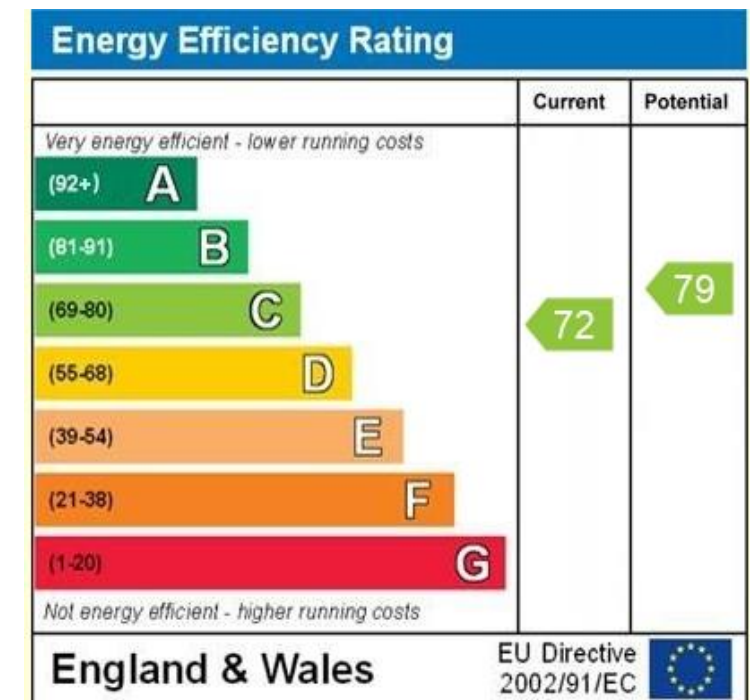
Energy Performance Certificate (EPC)

The graph below shows this property's current and potential energy efficiency.

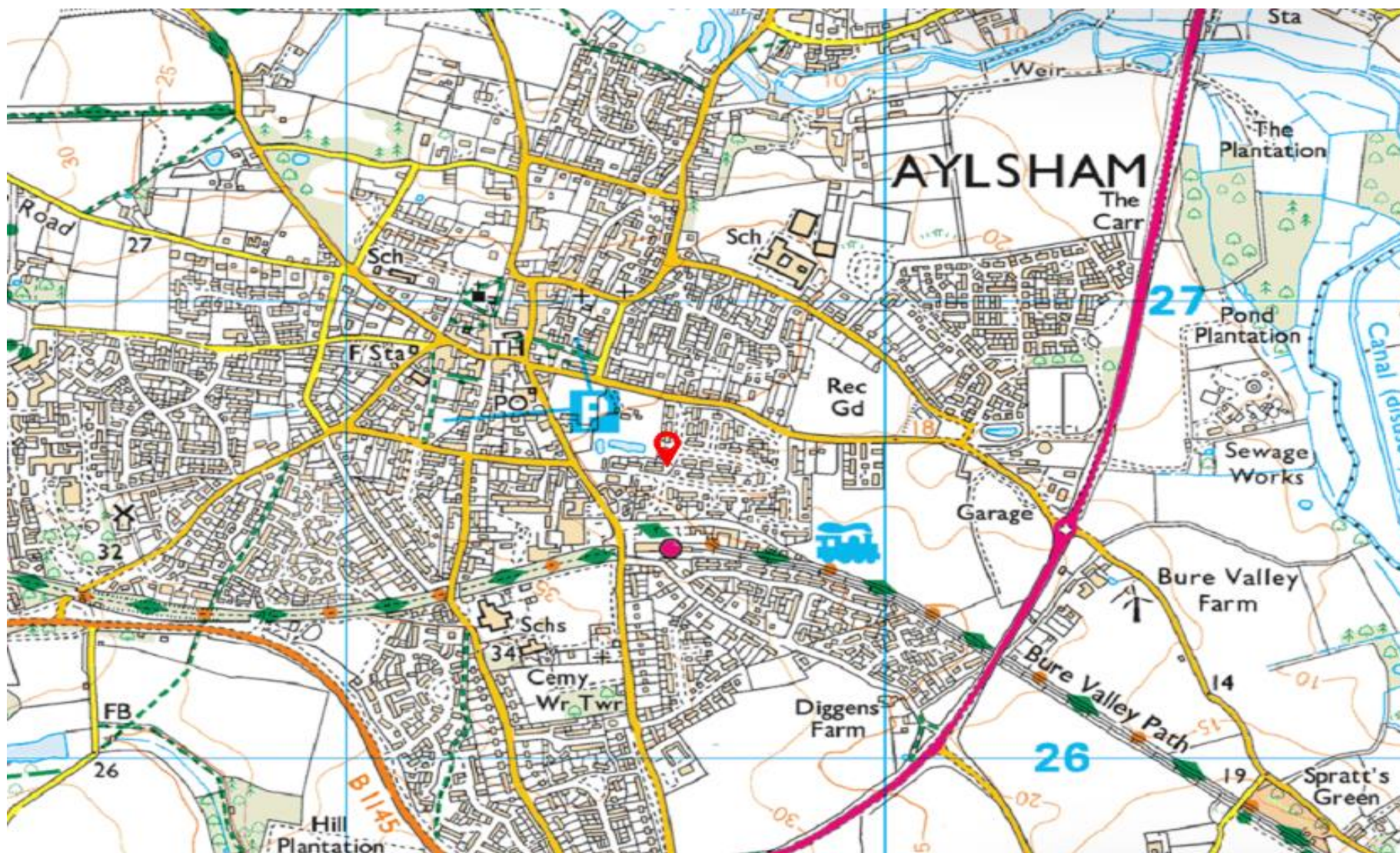
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).



The full EPC report can be found at – <https://find-energy-certificate.service.gov.uk/energy-certificate/8148-7729-5650-6562-1922>



Dereham Office 37 Quebec Street,
Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
— COMPANY —

Reepham Office
Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk