

# Arnolds | Keys



## 1 Old School Cottage Aldborough, NR11 7NR

Offers Over £375,000

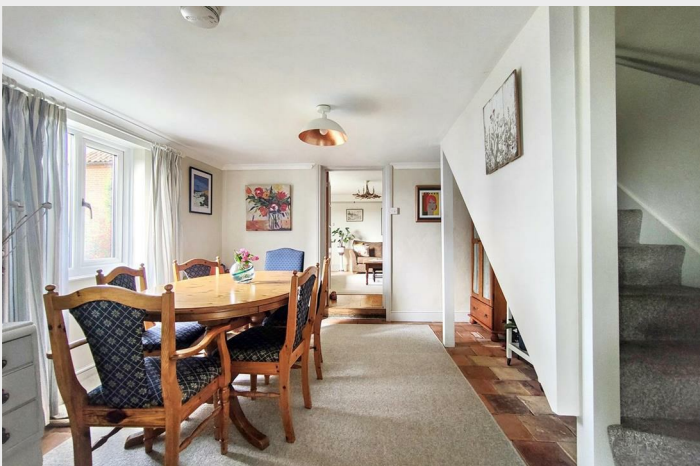
- CHARMING CHARACTERFUL COTTAGE
- BEAUTIFUL FIELD VIEWS
- OFF ROAD PARKING
- THREE RECEPTION ROOMS
- WALKING DISTANCE TO AMENITIES
- MAIN BEDROOM WITH DRESSING ROOM
- ESTABLISHED AND WELL MAINTAINED GARDEN
- BOTH BEDROOMS WITH ENSUITES

# 1 Old School Cottage , Aldborough NR11 7NR

A charming and beautifully presented cottage situated within the idyllic village of Aldborough. The property boasts bright and practical accommodation with off road parking and a delightful, well maintained garden.



Council Tax Band: B



## DESCRIPTION

A charming two bedroom cottage ideally situated in the sought after, idyllic village of Aldborough.

This beautifully presented home offers a perfect blend of character with modern convenience, just a short walk from the local amenities the village has to offer. The property features a stylish, modern fitted kitchen, a separate dining room and cosy living room with wood burning stove. Additionally there is a home office, utility room, groundfloor cloakroom and two bedrooms to the first floor; both with ensembles and with beautiful views either to the garden or open fields. Externally the property boasts a shingle driveway and a well maintained, mature garden.

## UTILITY ROOM

uPVC door to side aspect over looking fields, double glazed window to side, space and plumbing for washing machine, free standing fridge freezer, vinyl flooring.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, fitted with wc, wash hand basin, radiator, vinyl flooring.

## HOME OFFICE

Double glazed window to side, radiator, vinyl flooring, doors to:-

## LIVING ROOM

Double glazed window to side aspect, wooden flooring, radiator, inglenook fireplace with wood burning stove, radiator, picture rail.

## DINING ROOM

Norfolk pamment flooring, double glazed window to side, radiator, carpeted stairs to first floor.

## KITCHEN

Double glazed window to side, composite door to front, tiled flooring, wall and base units with inset ceramic sink and drainer, integral fridge freezer and dishwasher, double Bosch electric oven, 5 ring gas hob with cooker hood over, airing cupboard housing newly fitted boiler.

## FIRST FLOOR LANDING

Double glazed window to side aspect, carpet, doors to:-

## BEDROOM ONE

Double glazed window to side aspect, carpet, radiator, feature fireplace, doors to:-

## DRESSING ROOM

Double glazed window with obscured glass to side aspect, carpet, radiator.

## ENSUITE

Double glazed window to side aspect, fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, WC, pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

## BEDROOM TWO

Double glazed window to side aspect, carpet, radiator, door to:-

## ENSUITE

Fitted with a shower cubicle with mains connected shower over, WC, pedestal wash hand basin, radiator, extractor fan, vinyl flooring.

## EXTERNAL

The property features a shingle driveway to the side with a gate leading to the enclosed garden, which boasts a variety of beautiful mature shrubs and flowers, and is mainly laid to lawn with a paved seating area enjoying views to the field at the side.

## LOCATION

The popular village of Aldborough is ideally nestled in the heart of North Norfolk, centred around an attractive green and surrounded by countryside. The village offers a well regarded primary school, community centre, traditional pub, local shop with post office and doctors surgery with dispensary. For further amenities, the nearby market town of Aylsham lies approximately 4 miles away with a range of independent shops, supermarkets, cafes and regular markets. The stunning North Norfolk coastline is within easy reach, with the popular seaside town of Cromer just 7 miles to the north, renowned for its sandy beaches, iconic pier, and coastal walks. The historic city of Norwich is around 14 miles to the south, offering excellent shopping, dining, cultural attractions, and mainline rail links to London. This ideal location combines the charm of rural village life with convenient access to both coast and city, making Aldborough a highly desirable place to call home.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: B

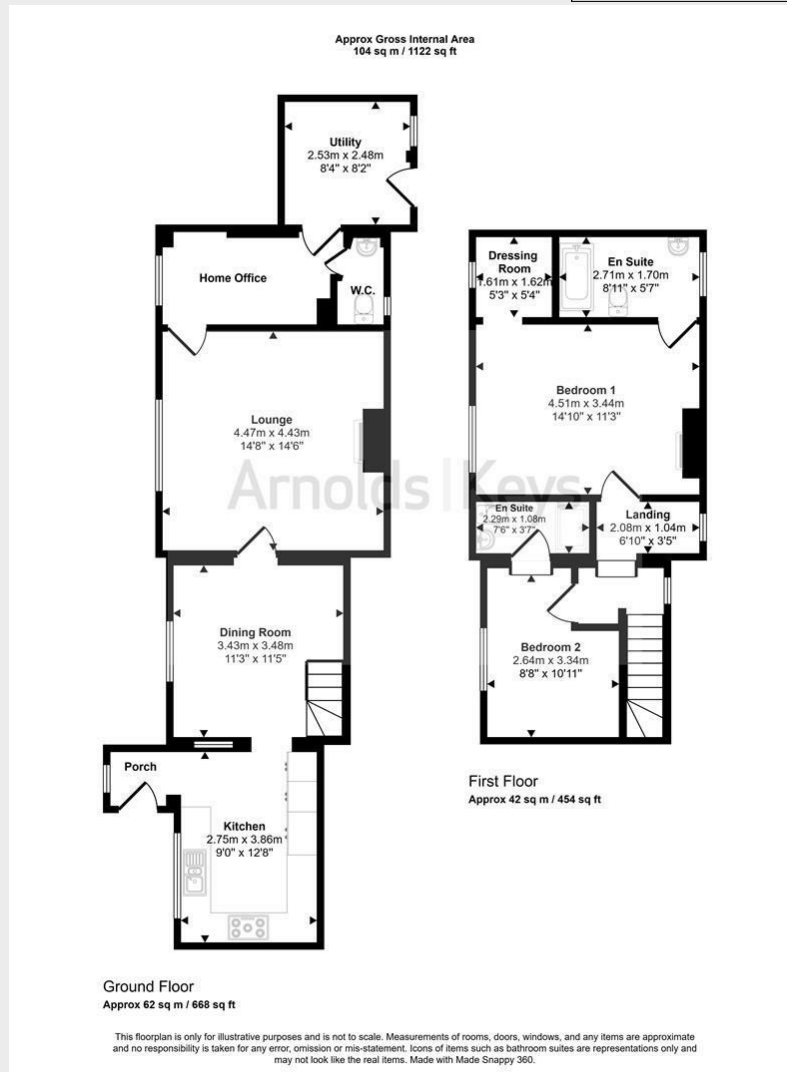


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

