henleys

ESTATE AGENCY SIMPLIFIED



LAVENDER COTTAGE

Church Road, Aylmerton, NR11 8PZ

£425,000 Freehold

LAVENDER COTTAGE

Church Road,
Aylmerton,
NR11 8PZ

- Village location
- Four bedrooms
- Electric central heating
- Solar panels
- Modern kitchen
- Snug/family/dining room
- Lounge with wood burner
- Immaculately presented
- Large home gym/lodge/ games room/summer house





Situated in the popular village of Aylmerton, this attractive end-terrace home combines character, space & practicality in equal measure. Beautifully improved throughout, the accommodation offers four bedrooms, a welcoming sitting room with a wood-burning stove, a stunning kitchen & a separate snug/family room overlooking the garden. Outside, a large garden, versatile detached timber-framed building & substantial driveway with ample parking complete the home.

To the front, a substantial shingle driveway provides parking for numerous vehicles, with access leading through to the rear garden. Mature planting & established boundaries create an attractive setting while offering a good degree of privacy.

Internally, the accommodation is both welcoming & versatile. The sitting room is a particularly inviting space, centred around a feature fireplace with a wood-burning stove & French doors opening onto the garden, providing the perfect place to relax & enjoy family time.

The beautifully appointed kitchen has been thoughtfully designed with an extensive range of modern units, quality work surfaces, built-in appliances & a picture window overlooking the garden. The kitchen opens into a family room/dining area with an adjoining utility space, creating a superb setting for everyday family life. French doors lead directly onto the patio & gardens beyond, connecting the indoor & outdoor spaces.

A separate timber-framed building sits towards the rear of the garden, offering versatile accommodation that could be used as a home office, gym, games room or summer house.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. The remaining bedrooms are served by a family bathroom.

Outside, the rear garden is a particular feature of the home. Predominantly laid to lawn, with established flower beds & enclosed by mature boundaries, it provides plenty of space for children, pets & outdoor entertaining. A good-sized patio offers an ideal setting for al fresco dining.





















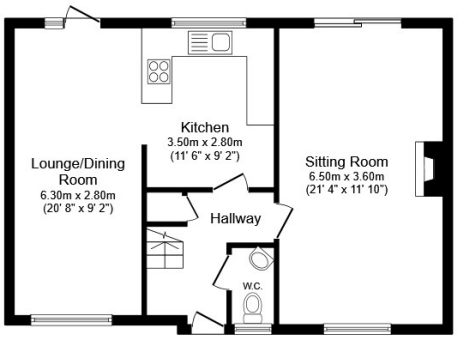




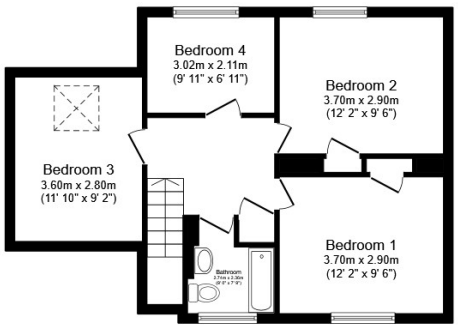




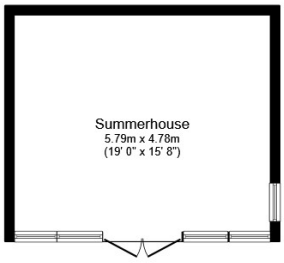




Ground Floor



First Floor



Outbuilding

Services connected: Mains water, electricity & drainage. Solar panels. Electric central heating & wood burner.

Council Tax: Band C.

Energy Efficiency Rating: B.

Tenure: Freehold.

Location: What3words – ///copycat.goodnight.chill

15 West Street, Cromer, Norfolk, NR27 9HZ
01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.