



## Little Bushey, 33 Cromer Road, Aylsham, NR11 6HF

Price Guide £550,000

- WALKING DISTANCE TO MARKET PLACE
- PARKING FOR MULTIPLE VEHICLES
- MEADOW/PADDOCK VIEWS TO REAR
- TWO EN SUITE SHOWER ROOMS
- VERSATILE ACCOMMODATION
- GARAGE AND EXTERNAL STORE ROOMS
- SOUGHT AFTER LOCATION
- SIX RECEPTION ROOMS



# 33 Cromer Road, Aylsham NR11 6HF

**\*NO ONWARDS CHAIN\*** Situated on one of the most sought after roads in Aylsham, this well presented three bedroom property offers spacious and versatile accommodation. Backing onto paddocks with meadow views, the property boasts a large driveway, garage and delightful front and rear gardens.



Council Tax Band: E



## DESCRIPTION

Ideally positioned on one of the most popular roads in Aylsham, just a short walk from the Church and the market place, this delightful three bedroom chalet boasts bright, versatile and spacious accommodation with three bedrooms and six reception rooms. The property comprises a large, welcoming entrance hall, snug room, kitchen/breakfast room, rear porch, dining room, living room with open fire place, home office, reception room, conservatory, wet room and a ground floor double bedroom. To the first floor there are two double rooms, both with their own en suite bathrooms. Externally, the property boasts a delightful rear garden which backs onto paddocks and features a summer house and private patio seating area. There is plenty of parking and external storage with three brick built store rooms attached to the garage.

## ENTRANCE HALL

UPVC door to front entrance, two radiators, carpet flooring, doors to:-

## SNUG ROOM

Double glazed window to front entrance, radiator, carpet.

## WET ROOM

Double glazed window with obscured glass to side aspect, fitted with a mains connected shower, vanity unit with wash hand basin, WC, heated towel rail, extractor fan, tiled flooring.

## KITCHEN/BREAKFAST ROOM

A dual aspect room with double glazed window to rear aspect and two to side, door to rear porch, fitted with a range of wall and base units with inset sink and drainer, inset electric oven and microwave, electric induction hob with cooker hood over, space for free standing fridge freezer, space and plumbing for washing machine, radiator, heated towel rail.

## DINING ROOM

Double glazed door to rear aspect, carpet, brick fireplace, radiator, double doors to:-

## LIVING ROOM

Double glazed bay window to rear aspect, brick fireplace currently housing an electric wood burner, carpet flooring, radiator.

## RECEPTION ROOM

Stairs to first floor, carpet, radiator, open to:-

## CONSERVATORY

UPVC double glazed windows, uPVC door to side entrance, vinyl flooring.

## BEDROOM THREE

A dual aspect room with double glazed window to front

and side aspect, built in wardrobes, laminate flooring, radiator.

## REAR HALLWAY

Carpet, radiator, door to:-

## HOME OFFICE

A triple aspect room with double glazed windows to side, front and rear aspect, carpet.

## FIRST FLOOR LANDING

Velux window to front aspect, carpet, built in shelving units, doors to both bedrooms.

## BEDROOM ONE

Double glazed window to front and Velux window to rear aspect, carpet, radiator, door to:-

## ENSUITE

Velux window to rear aspect, corner cubicle with mains connected shower, WC, wash hand basin, heated towel rail, vinyl flooring.

## BEDROOM TWO

Double glazed window to front and Velux window to rear aspect, carpet flooring, radiator, door to:-

## ENSUITE

Velux window to rear aspect, corner cubicle with mains connected shower, WC, wash hand basin, heated towel rail, vinyl flooring.

## EXTERNAL

The property is set back from the road and is approached via a gated entrance providing access to the driveway, with parking available for multiple vehicles. There is a lawned/wild flower area to the front with a range of mature shrubs. The garage has timber double doors, power and lighting and three separate store rooms attached. The rear garden is mostly paved with a summer house and delightful, private seating area.

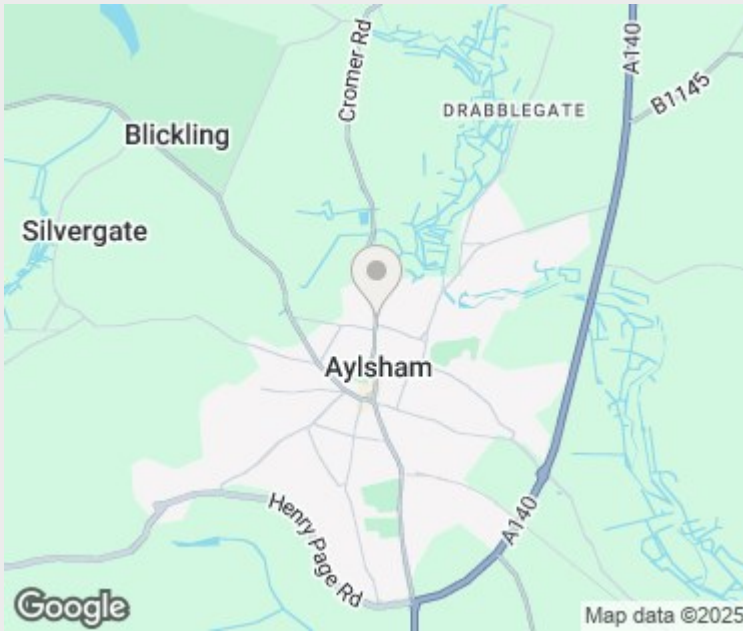
## LOCATION

The property is located on Cromer Road, conveniently close to the market place, local supermarket and bus stops. Aylsham offers a wide range of amenities including traditional shops, bakeries and pubs/restaurants, a range of supermarkets, a doctors' and dental surgery and opticians. The town also offers highly rated pre, first and high schools and has direct bus links to the coast and Norwich City Centre.

## AGENTS NOTES

This property is Freehold.  
Mains electricity, water and gas fired central heating.  
Drainage via a septic tank.  
Council tax band: E



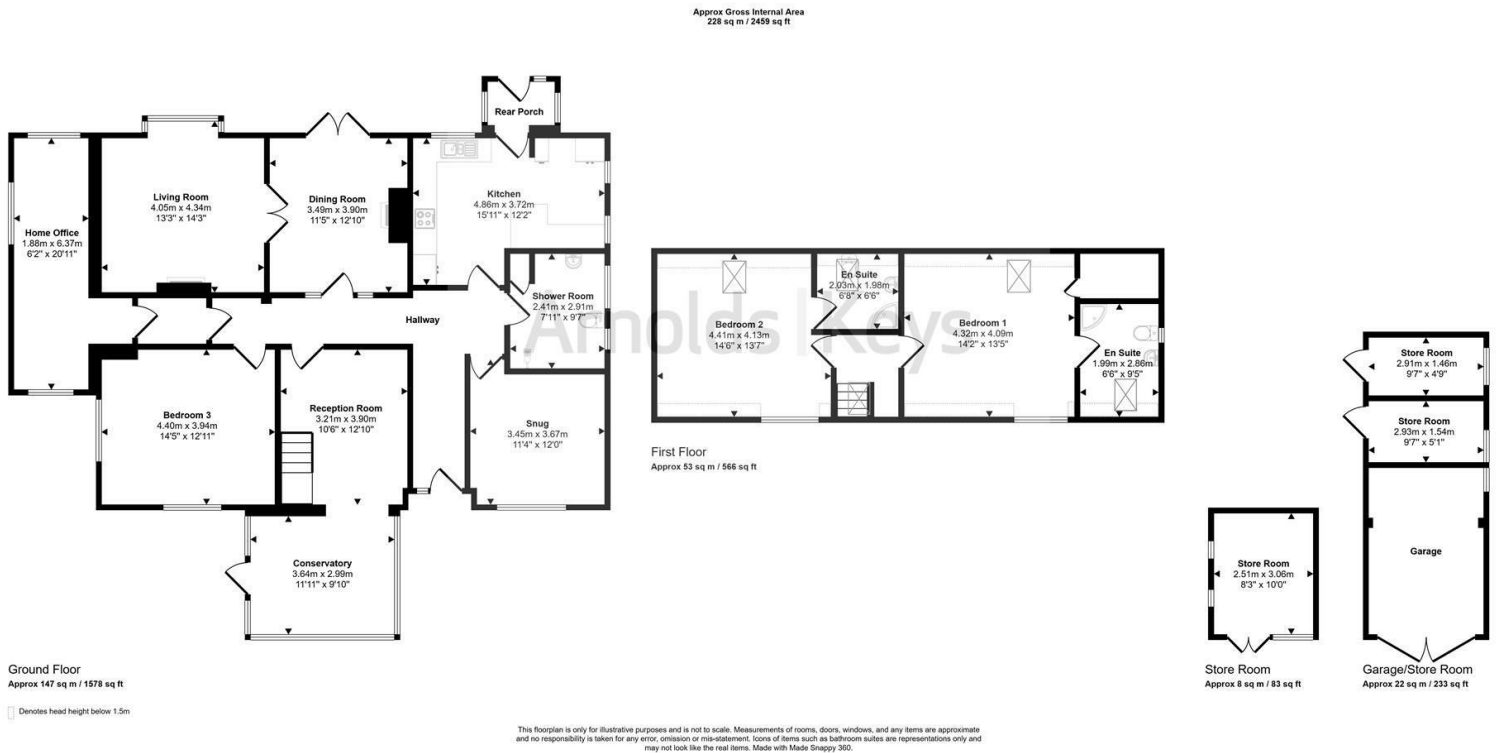


## Viewings

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) A		
(81-91) B		
(69-80) C	75	79
(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	



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.



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