

Aldreds
Estate Agents

Larks Rise The Green, Aldborough, NR11 7AA

Guide Price £375,000

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Larks Rise The Green

Aldborough, Norwich, NR11 7AA

Guide Price £375,000

- Spacious Chalet Style House
- Oil Fired Central Heating
- Generous Garden
- Facing the Village Green
- Early Internal Viewing Is Highly Recommended
- Three Bedrooms (One Ground Floor)
- Driveway Parking & Garage
- Sought After Village Location
- Lots of Potential to Modernise and Improve
- Offered With No Onward Chain



Aldreds are delighted to offer this extended, detached chalet bungalow, located in the much admired North Norfolk village of Alborough. Situated in an enviable position facing the wondefull village green, this spacious home has been well loved over the years, but now offers the potential for further improvement and updating.

The Accommodation offered includes an entrance hall with cloakroom, a large lounge/dining room, ktichen, study, utility, a ground floor bedroom or sitting room with adjoing shower room and two further first floor bedrooms and a bathroom. Offering oil central heating, driveway parking and a garage, the property further benefits from a generous rear garden backing onto open paddocks. Offered with no onward chain, be quick to view!





Entrance Porch

Part glazed entrance door with windows to front and side aspects, entrance door giving access to;

Hallway

Stairs to the first floor landing, under stair cupboard, power points, radiator, doors leading off;

Cloakroom

Front facing obscure glazed window, low level w.c., hand wash basin.

Lounge/Diner 21'11" x 17'8" reducing to 10'4" (6.7m x 5.4m reducing to 3.16m)

A spacious L-shaped room with windows to front and rear aspects, three radiators, wall lighting, power points, television point, serving hatch from kitchen.

Kitchen 11'10" x 10'9" at max (3.63m x 3.3m at max)

Rear facing window, range of kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for dishwasher, integrated electric oven, ceramic hob, radiator, integrated fridge, part glazed door to;



Utility 9'11" x 9'11" (3.03m x 3.03m)

Windows to side aspect, doors to either side aspect, tiled flooring, radiator, power points, plumbing for washing machine, door giving access to garage, door leading to;

Ground Floor Bedroom/Sitting Room 15'2" x 10'11" (4.64m x 3.35m)

Glazed French doors with glazed side panels leading to garden, power points, television point, wall mounted heater, door giving access to;

En-Suite Shower Room 10'11" x 6'6" (3.33m x 1.99m)

Obscure glazed window to side aspect, part tiled walls, wet room style shower area with shower and floor drain, pedestal hand wash basin, low level w.c., radiator, shaver point.

First Floor Galleried Landing

Window to front aspect, airing cupboard housing hot water cylinder with immersion heater, loft access, power points, doors leading off;

Bedroom 1 18'2" reducing to 16'4" x 10'4" (5.56m reducing to 4.99m x 3.17m)

Windows to front, side and rear aspects, radiator, power points.

Directions

Heading North from Norwich on the A140 Cromer Road, proceed to the roundabout at Aylsham, taking the third exit signposted Cromer and continue on the A140 for approximately 5 miles. Shortly after passing through Alby, turn left towards Alborough and proceed for about a mile and a half into the village on the Thwaite Road. On arriving at the village green, turn to the right, where the property can be found a short way along on the right, beside the delightful village Church Room village hall.



Bedroom 2 16'4" x 9'10" (4.99m x 3.01m)
Windows to front and side aspects, a range of fitted wardrobes, radiator, power points.

Bathroom
Rear facing obscure glazed window, tiled walls, low level w.c., hand wash basin, panelled bath with shower over with tiled surround, radiator.

Outside
The property occupies an enviable position facing the village green with a spacious shingle driveway, providing ample parking space for a number of vehicles. The property sits in a generous plot with a lawned rear garden backing on to open paddocks with a large paved patio area, timber garden shed/summerhouse and shingled potting and seating area to the end of the garden.

Tenure
Freehold.

Services
Mains water, electric. Drainage to be confirmed.

Council Tax
North Norfolk District Council. Band 'D'

Location
Aldborough is a delightful North Norfolk village, historically developed around a quintessential village green. Located conveniently between the market town of Aylsham and the North Norfolk Coatal town of Cromer, the village offers traditional rural village living with a good range of amenites not far away. The village offers a local shop and post office, primary school, doctors' surgery and pharmacy, primary school, community centre, 'The Cricketers' pub, well known for its food and a chapel and the Parish Church of St. Mary. A conservation area centres around the large triangular green. Aylsham is approximately 5 miles away, Cromer approximately 8 miles and the lovely Georgian town of Holt approximately 10 miles.

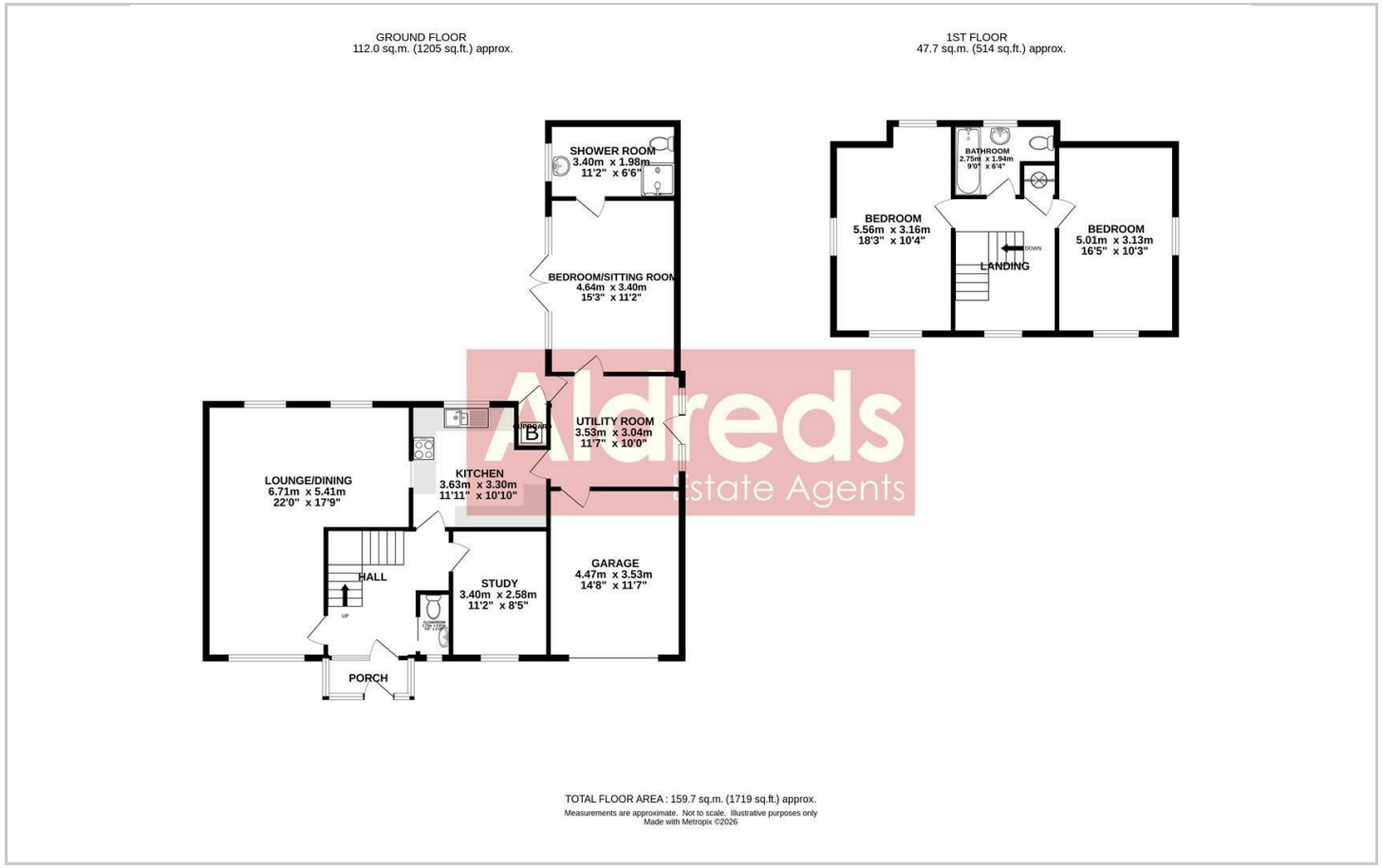
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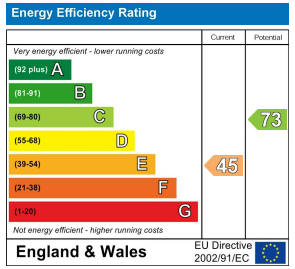
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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