

william
h brown

Select

Chiltern House
Oakfield Road
Aylsham



A WELL-PRESENTED SPACIOUS THREE-BEDROOM PERIOD HOME WITH BEAUTIFULLY PLANTED GARDENS AND DOUBLE GARAGE

A WELL-PRESENTED SPACIOUS THREE-BEDROOM PERIOD HOME WITH BEAUTIFULLY PLANTED GARDENS AND DOUBLE GARAGE

Chiltern House, 1 Oakfield Road, Aylsham, Norwich, NR11 6AL

2

RECEPTION HALL

Having a partially glazed door in from the front aspect this welcoming hall has stairs leading to the first floor, with storage under, and doors to the principal reception rooms and kitchen. Attractive cornice and dado rail.

SITTING ROOM

This well-proportioned room has two sash windows to the front aspect. A chimney breast houses an original green tiled fireplace with tiled hearth and wooden surround with mantle. This fireplace currently houses a 'living flame' gas fire. This room features a cornice and picture rail.

DINING ROOM

As with the sitting room, this room has two sash windows to the front aspect. A chimney breast once again houses an attractive tiled fireplace, currently housing a 'living flame' gas fire, with tiled hearth with wooden surround and mantle. Exposed floorboards, cornice and picture rail provide further character to this room. A partially glazed door leads to the garden room.

GARDEN ROOM

This delightful room, offers a lovely light sitting area, glazed to three sides, and with velux windows in the half-vaulted ceiling. Double French doors open into the garden.







KITCHEN/BREAKFAST ROOM

Fitted with an excellent range of cream painted solid wood base drawer and cupboard units having an inset porcelain 1½ bowl sink unit., and solid wood worksurfaces. Matching wall cabinets provide further storage. There is space and plumbing for a dishwasher and space with fitted storage around for a fridge/freezer. Dual fuel

Lacanche range cooker with five burner gas hob, with hood over. Windows to the rear aspect, and half glazed double bifold doors to the garden room. Pamment style flooring which continues to the utility room.

UTILITY ROOM

This room provides further storage and has a Belfast sink. There is space and plumbing for a washing machine, further space for an upright freezer, and a pamment style floor. Doors open to the cloakroom and boot room.



CLOAKROOM

The tiled flooring continues into this generous cloakroom, which is fitted with Edwardian style high flush wc, and pedestal hand wash basin. Gas fired boiler, further fitted storage, space for a tumble dryer and cupboard housing the hot water cylinder.

BOOT ROOM

This useful, double glazed boot room has doors to two aspects.

LANDING

With stairs up from the reception hall, a sash window overlooks the front garden. Fitted storage, dado rail.

BEDROOM 1

This lovely principal bedroom has two sash windows to the front aspect and a feature cast iron fireplace housed in a chimney breast. Once again, this room feature cornicing and picture rail. The bedroom opens to a dressing area with fitted storage and leads to the en-suite.

EN-SUITE

Fitted with a shower in oversize tiled cubicle, wc and pedestal hand wash basin with tiled splashback.

BEDROOM 2

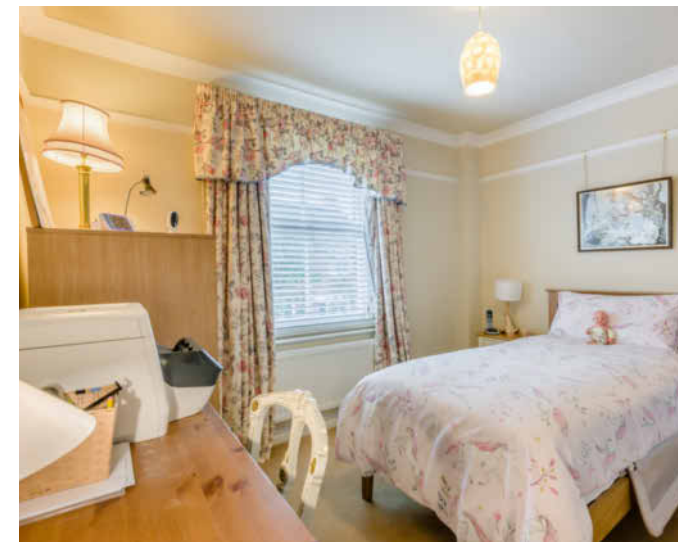
Having two sash windows to the front aspect and fitted wardrobes either side of a chimney breast. This room has exposed floorboards, cornice and picture rail.

BEDROOM 3

A third comfortable bedroom with cornice and picture rail.

BATHROOM

Fitted with a white suite comprising bath with shower over, wc, bidet and pedestal hand wash basin. Tiled walls.





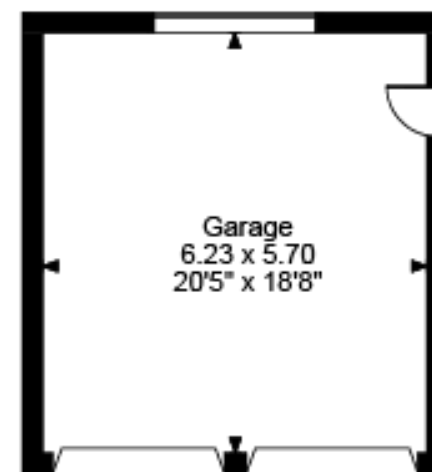
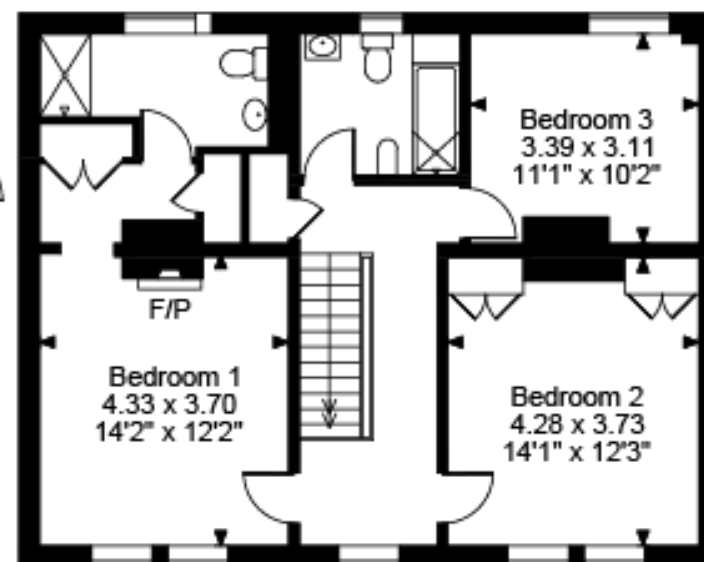
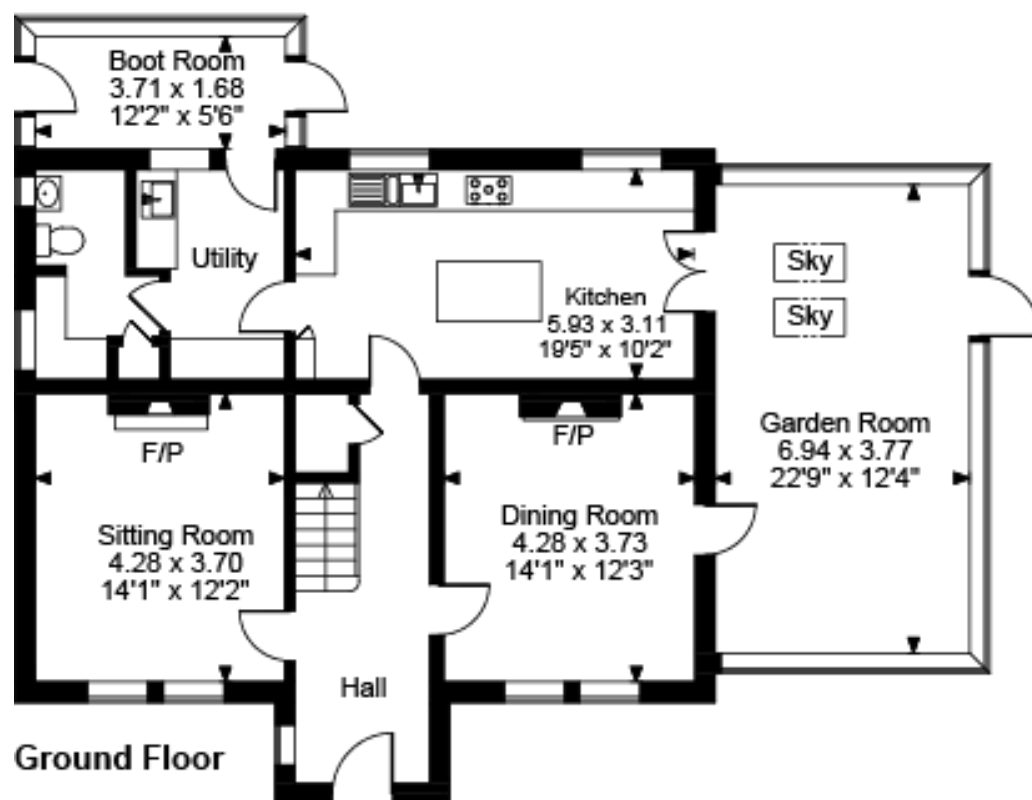
The majority of the garden lies to the front of the property with a south and westerly aspect, the garden offers privacy being enclosed by mature hedging. The garden is laid to a wide 'split level' lawn bordered by low hedging, dividing it from the driveway, and raised beds. The garden includes a pond, and paved seating area with pergola over providing shade. There are also a number of specimen trees, mature shrubs and a mature wisteria climbing the house. Alongside and to the rear of the house is a wide paved path accessed via a gate through a brick archway from the front garden.

EXTERNAL

The property is approached between curved brick walls, through wrought iron gates, onto a block paved driveway providing plenty of parking and leading to the detached double garage. This garage has twin remote controlled electric sectional doors, power, lighting and a personal door to the side aspect.



Chiltern House, Oakfield Road, Aylsham, Norwich, Norfolk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8663396/JRD

Select

£775,000

Standing in a desirable location, on a quiet road, within level walking distance of Aylsham's bustling Market Place and the vibrant Red Lion Street with its eclectic range of bars and restaurants. The well-presented accommodation includes three bedrooms, with the principal bedroom having a dressing area and en-suite shower room. On the ground floor the welcoming reception hall has doors to the sitting, dining room and kitchen, with both the kitchen and dining room having doors to the garden room. The property, believed to date from the Edwardian era with period features such as fireplaces, cornice and picture rails being retained. Externally the beautifully planted garden includes a pond, wide lawn and shaded seating area. A block paved driveway provides plenty of parking and leads to the detached double garage with storage above.



Agents Note

There is current planning consent for a loft conversion to create a fourth bedroom.

Broadland District Council reference: 20130387

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

Viewing by appointment with our

Select Consultant on

01603 221797

or email select.norwich@sequencehome.co.uk

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF



1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from your legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.