



Mill Pightle, Aylsham, Norwich, NR11 6LX

welcome to

Mill Pightle, Aylsham, Norwich

A rare opportunity to acquire this executive detached residence set in one of Aylsham's most desirable postcodes. This property offers flexible accommodation including 4 bedrooms, 3 reception rooms and boasts a much larger than average garage with electric door, ample parking and established gardens.



Description

Set in one of Aylsham's most sought after & executive cul-de-sacs don't miss this deceptively spacious detached residence. The property offers fantastic scope for improvement and enjoys internal accommodation to include Living Room with electric fire, Conservatory, Kitchen with Utility Room leading off, Study/Bedroom 5, Dining Room and Cloakroom to the ground floor whilst upstairs offers 4 Bedrooms - main with En-suite and Family Bathroom. Outside has a larger than average Garage ideal for parking motor homes, a brick weave driveway and generous gardens to the front & rear.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

Entrance Porch

Door opens into porch with tiled flooring, radiator, front aspect arch double glazed window and internal door to entrance hall.

Entrance Hall

Built-in coats cupboard, stairs to first floor with understairs cupboard, radiator & doors to ground floor accommodation.

Cloakroom

Suite comprising low level WC, wash basin, fully tiled walls, radiator & double glazed window.

Study / Bedroom Five

11' 6" x 12' 2" max (3.51m x 3.71m max)

Double aspect room with 2 double glazed windows, fitted desk & radiator.

Dining Room

10' x 11' 5" (3.05m x 3.48m)

Double opening hatch to Kitchen, radiator & front aspect double glazed window.

Living Room

20' 7" x 14' 10" max (6.27m x 4.52m max)

Electric fire with surround, TV point, 2 radiators, 2 double glazed windows, wall lights, sliding double glazed doors to outside and door to Conservatory.

Conservatory

Tiled flooring, double glazed windows to 3 sides and double glazed doors to outside.

Kitchen

9' 1" max x 14' 8" (2.77m max x 4.47m)

Fitted with a range of wall & base units, work surfaces over with tiled splashback and stainless steel sink & drainer unit. Double electric oven, gas hob with cooker hood over and integrated dishwasher. Breakfast bar, telephone point, tiled flooring, rear aspect double glazed window with view over rear garden and door to Utility Room.

Utility Room

Fitted with base units, work surface over with tiled splashback and sink, tiled flooring, houses central heating boiler, door to outside & door to Garage.

First Floor Landing

Airing cupboard, loft access, radiator & double glazed window. Doors to Bedrooms & Bathroom.

Bedroom One

11' 6" x 20' 7" max (3.51m x 6.27m max)

Range of fitted wardrobes & drawers and dressing table, radiator and 2 double glazed window. Door to En-suite.

En-Suite

Suite comprising low level WC, bidet, wash basin vanity unit, bath & shower cubicle. Light with shaver point, fully tiled walls, extractor and double glazed window.

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

Radiator & double glazed window.

Bedroom Three

11' 7" x 12' 2" max (3.53m x 3.71m max)

Radiator & double glazed window.

Bedroom Four

10' 1" x 8' 2" + recess (3.07m x 2.49m + recess)

Fitted wardrobe, radiator & double glazed window.

Bathroom

Suite comprising low level WC, wash basin & bath. Tiled walls, light with shaver point, extractor fan, radiator & double glazed window.

Outside

The property has a rear access brick weave driveway providing ample off-road parking, leading to a larger than average Garage. To the front and rear of the property are attracted and well-established gardens with a mixture of plant & shrub borders and lawned areas.

Garage

20' 6" x 16' 8" (6.25m x 5.08m)

Much larger than average Garage which is ideal for parking motor homes and has electric door & double glazed window.

Location

Aylsham is a historic market town in North Norfolk, set on the River Bure and surrounded by beautiful countryside. Known for its traditional twice-weekly markets and Georgian architecture, the town has a strong sense of community, independent shops, and links to the Bure Valley Railway. With its rich heritage and welcoming atmosphere, Aylsham is a charming gateway to the Norfolk Broads and coast with the Cathedral City of Norwich with its direct train service to Liverpool Street, London and Norwich International Airport under 15 miles away.



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welcome to

Mill Pightle, Aylsham, Norwich

- Executive 4/5 Bedroom Detached House
- 2/3 Reception Rooms
- Utility Room & Conservatory
- Downstairs Cloakroom, Family Bathroom & En-Suite
- Ample Driveway Parking & Larger than average Garage
- Generous Front & Rear Gardens
- Sought After Market Town Location
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: E



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£575,000



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AYS109954 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH,
Norfolk, NR11 6EL



williamhbrown.co.uk