



## 12A BEECHWOOD AVENUE

Aylmerton, NR11 8QQ

**£675,000**

Freehold

# 12A BEECHWOOD AVENUE

Aylmerton  
NR11 8QQ

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- Beautifully renovated detached family home
- Stunning bespoke kitchen with large central island
- Vaulted garden room with new full-width bi-fold doors
- Four double bedrooms, including a luxurious principal suite
- Freshly redecorated throughout to an exceptional standard
- Established private gardens backing onto woodland
- Electrically gated entrance, ample parking & double garage
- Edge-of-village setting close to Holt, Cromer & Sheringham





Hidden away along a private road on the edge of ancient woodland, 12A Beechwood Avenue is one of those homes that feels immediately peaceful. Beautifully individual in its design, it combines striking contemporary architecture with warm, inviting interiors, while the mature gardens & woodland backdrop create an ever-changing outlook throughout the seasons. Since purchasing the property in 2022, the current owners have thoughtfully enhanced the house throughout, creating a home that feels effortlessly stylish & perfectly suited to modern family life.

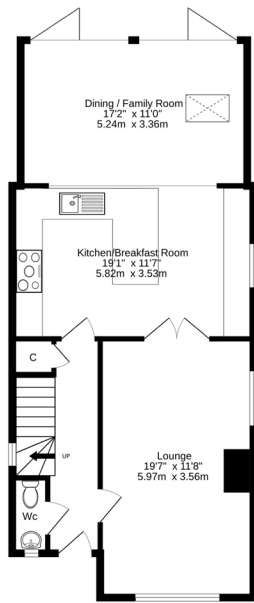
At its heart is a stunning new bespoke kitchen, where soft sage cabinetry, solid timber worktops & a generous central island provide a wonderful space for everyday living & entertaining alike. The kitchen flows naturally into the vaulted dining & garden room, where newly installed bi-fold doors blur the boundary between inside & out, flooding the space with natural light & opening directly onto the beautifully established gardens. A cosy sitting room with a wood-burning stove offers a quieter retreat, while four generous bedrooms are arranged over the upper floors, culminating in an impressive principal suite with floor-to-ceiling glazing overlooking the woodland, together with a dressing room & contemporary en-suite. Freshly redecorated throughout, the house has been finished in a calm, timeless palette that perfectly complements its Scandinavian-inspired design.

Outside, electric gates open onto generous parking & a substantial double garage, while the mature gardens wrap around the house with sweeping lawns, colourful borders & sheltered terraces designed to follow the sun throughout the day. With National Trust woodland quite literally on the doorstep, the coast at Cromer & Sheringham just a few minutes away, & Holt within easy reach, this is a home that offers an exceptional balance of contemporary living, privacy & one of North Norfolk's most sought-after settings.

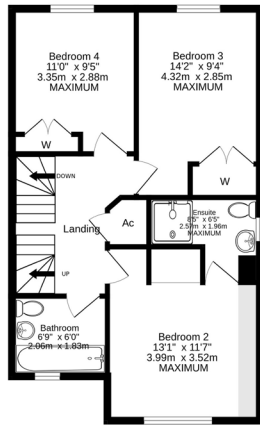




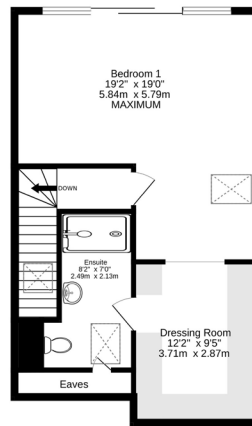




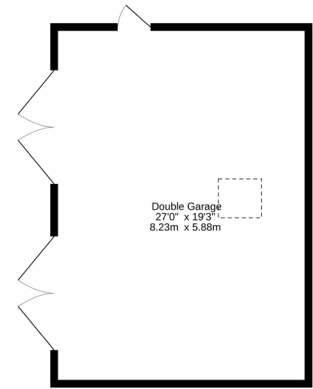
Ground Floor  
731 sq. ft. (67.9 sq.m.) approx.



1st Floor  
559 sq. ft. (51.9 sq.m.) approx.



2nd Floor  
551 sq. ft. (51.2 sq.m.) approx.



Garage  
521 sq. ft. (48.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2361 sq.ft. (219.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services connected:** Mains water, electricity & drainage.

**Council Tax:** Band D.

**Energy Efficiency Rating:** C.

**Tenure:** Freehold.

**Location:** What3words – ///fearfully.married.labs

**15 West Street, Cromer, Norfolk, NR27 9HZ**

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