

# Arnolds | Keys



## Railway Cottage, 2 Buxton Road, Aylsham, NR11 6JD

Guide Price £350,000

- NO ONWARD CHAIN
- WOOD BURNING STOVE IN LIVING ROOM
- WALKING DISTANCE TO MARKET PLACE
- EXTENDED AND VERSATILE ACCOMMODATION
- FORMER RAILWAY COTTAGE
- DELIGHTFUL ESTABLISHED GARDEN
- OFF ROAD PARKING FOR TWO CARS
- BEAUTIFULLY PRESENTED CHARACTER PROPERTY

# 2 Buxton Road, Aylsham NR11 6JD

**\*NO ONWARD CHAIN\*** A charming three bedroom home ideally situated within walking distance of the sought after market place of Aylsham. Offering bright, beautifully presented and versatile accommodation with a double width driveway and a delightful rear garden.



Council Tax Band: B



## DESCRIPTION

Formerly one of the original railway cottages, this charming three bedroom character property is ideally situated within the sought after town of Aylsham, just a short walk to the market place. Built originally in the late 1800's, the home has been thoughtfully extended over time to provide versatile and beautifully presented accommodation. The groundfloor now benefits from an additional bedroom with patio doors leading to the garden, with shower room, separate cloakroom and access to the utility room; allowing for the opportunity to use as an annex if required. The accommodation further comprises a dual aspect living room with wood burning stove which is open to the dining area and kitchen, with two double bedrooms and a family bathroom to the first floor. The property boasts a delightful, established garden with a double width driveway.

## LIVING ROOM

Window to front and side, laminate flooring, wood burning stove, radiator, open to:-

## KITCHEN

Window to side aspect, fitted with wall and base units with ceramic sink and drainer, under counter fridge, fitted electric oven, four ring gas hob, fitted shelves.

## DINING AREA

Timber framed patio door to rear garden, laminate flooring, radiator, under stairs storage. Open to:-

## UTILITY ROOM

Window to side aspect and timber door to garden, space and plumbing for washing machine, freezer, radiator, laminate flooring.

## CLOAKROOM

Window to garden, WC, radiator laminate flooring, wash hand basin.

## SHOWER ROOM

Double glazed window to side aspect, corner shower cubicle with mains connected shower, WC, pedestal wash hand basin, vinyl flooring, radiator, extractor fan.

## BEDROOM THREE

Double glazed window to front and side aspect, patio doors to garden, laminate flooring, radiator.

## FIRST FLOOR LANDING

Window to side aspect, carpet, radiator.

## BEDROOM ONE

Window to rear aspect, carpet, radiator, built in wardrobe.

## BEDROOM TWO

Window to front aspect, carpet, radiator.

## BATHROOM

Window to front aspect, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, WC, wash hand basin, radiator and heated towel rail, laminate flooring, airing cupboard.

## EXTERNAL

To the front of the property is a double width driveway laid to shingle, with a ramp leading to the rear garden. The property is enclosed to the front with a low lying picket fence. The well maintained garden features a patio seating area, lawned area and a range of mature shrubs and hedging.

## AGENTS NOTE

This property is Freehold.  
Mains drainage, electricity and water connected.  
Gas fired central heating.  
Council tax band: B Broadland District Council

## LOCATION

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

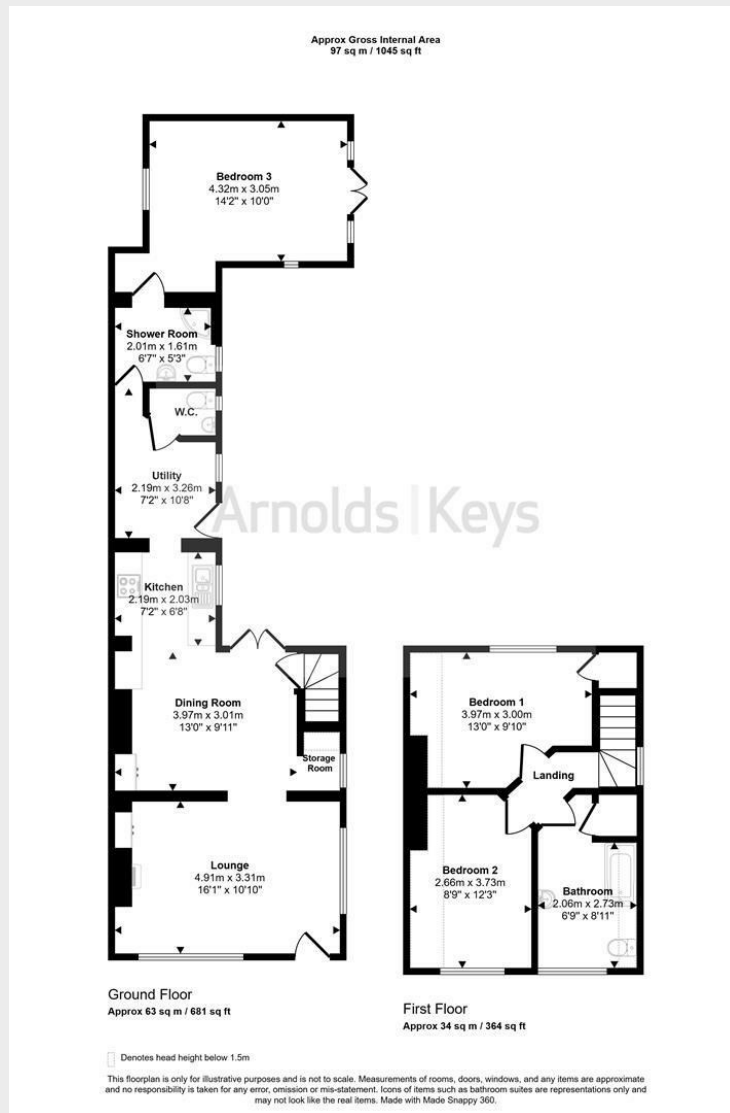


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>61</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

