

GUIDE PRICE

£350,000

Burgh Road, Aylsham, NR11 6BS

Arnolds | Keys





THE PROPERTY

2, The Old Bank House Stables Burgh Road, Aylsham, NR11 6BS

NO ONWARD CHAIN Positioned within the heart of the desirable market town of Aylsham, this charming Grade ll listed home offers an abundance of character. Believed to date back to the early 18th Century, this idyllic Grade ll listed cottage is located in the heart of the sought after market town of Aylsham. The property has been sympathetically altered and improved over time, whilst still retaining it's charm with original features throughout.

The home offers a kitchen diner, utility area, entrance hallway, living room with inglenook fireplace housing a wood burning stove, family bathroom and four bedrooms; with the ground floor room featuring an ensuite and doors out to the decking area and an attic room; currently used as a dressing room, which can be accessed from the main bedroom on the first floor. Externally the property boasts off road parking and a low maintenance mature garden.

The Old Bank House Stables is located in an enviable positon in the heart of the market place of Aylsham, providing a convenient place to live with all the charm you would expect from a period home.

4 2 1 D E

THE DETAILS

Property Details

KITCHEN
Timber framed door to front entrance, triple glazed window to rear and window to front. Fitted with a range of base units with wood effect laminate worksurface over, inset ceramic sink, 'Everhot' electric oven, integrated Hotpoint dishwasher. Laminate flooring. Open to:

DINING AREA
Three Velux windows, double glazed patio door to front, laminate flooring continued.

UTILITY ROOM
Single glazed window to front aspect, base units with timber worksurface over, inset stainless steel sink, radiator, laminate flooring continued.

ENTRANCE HALL
Timber framed door to front entrance, stairs to first floor, laminate flooring continued.

LIVING ROOM
Two single glazed windows to front aspect, inglenook fireplace with brick surround, tiled hearth and wood burning stove, built in storage cupboard, two radiators, laminate flooring continued, original spiral staircase (not in use). Stairs to bedroom:

BEDROOM TWO
Three skylight windows, double glazed patio door to decking area, laminate flooring, radiator, door to:

ENSUITE WET ROOM
Fitted with a Triton electric shower, WC, vanity unit with inset wash hand basin, heated towel rail, extractor fan, tiled flooring and walls.

FIRST FLOOR LANDING
Triple glazed windows to rear aspect, radiator.

BEDROOM ONE
A dual aspect room with triple glazed window to rear and window to front, wooden flooring, radiator, stairs to attic room.

ATTIC ROOM
Window to side aspect, timber flooring, door to loft space.

BEDROOM FOUR
Window to front aspect, radiator, wooden flooring.

BATHROOM
Window to front aspect, fitted with a three piece suite comprising corner shower cubicle with 'Aqualisa' shower, WC, bidet, vanity unit with inset wash hand basin, wooden flooring, storage cupboard housing water tank, heated towel rail.

BEDROOM THREE
Window to front aspect and triple glazed window to rear aspect and one to side, carpet flooring, two radiators.

EXTERNAL
The property is approached via a shingle driveway which allows a right of access to the neighbouring property. There is a log store, shed, and a shingled courtyard style garden to the front.

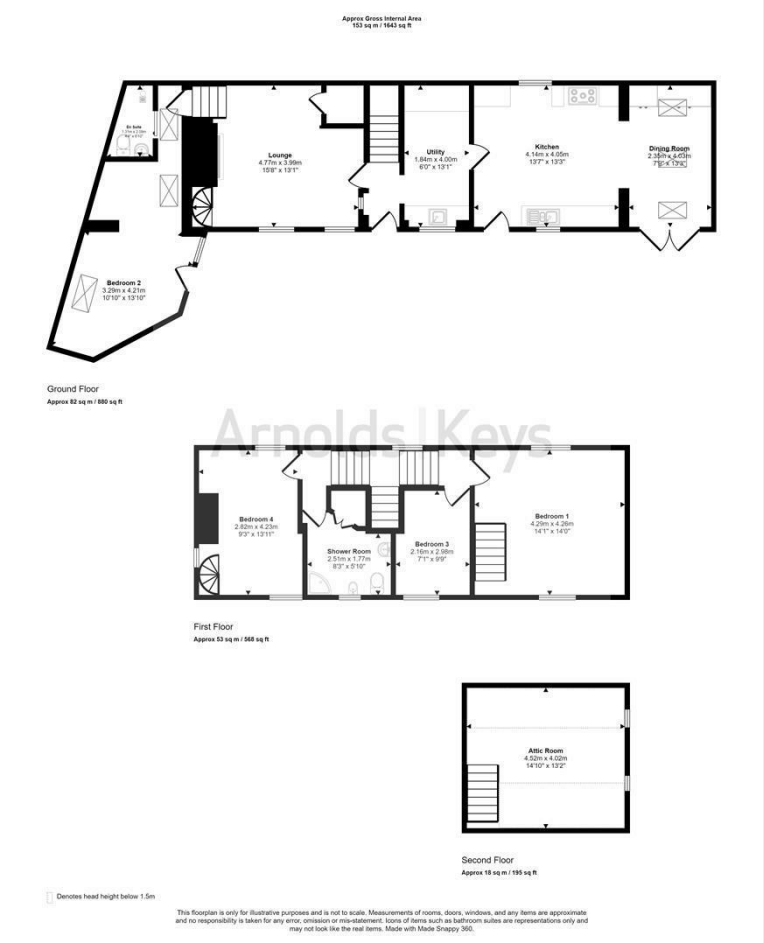
AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Mains gas central heating.
Council tax band: D (Broadland)



Location

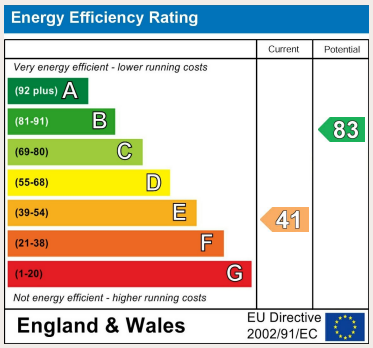
Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the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











Contact Us

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