

Arnolds | Keys



The Green, Aldborough, NR11 7AA
Guide Price £375,000



Property Features

- Four Bedroom Extended Period Cottage
- Private Gardens
- Two Reception Rooms
- Overlooks The Village Green
- No Onward Chain

A four-bedroom extended period cottage overlooking the village green within the quintessential Norfolk village of Aldborough. With excellent location, amenities and good access to the A140 with links to the market town of Aylsham, coastal town of Cromer and the City of Norwich.

ENTRANCE HALL/GARDEN ROOM

16' 4 max" x 9' 1" (4.98m x 2.77m) Pamment tiled floor, sealed unit double glazed windows to sides and front overlooking the green, glazed panelled door to dining room, folding glazed doors to:

SITTING ROOM

20' 4" x 15' max 8'1" min (6.2m x 4.57m) Wood burner to pamment hearth, night storage heaters, sealed unit double glazed windows to front and sides, exposed ceiling beams, stairway to first floor, under stairs storage and shelving, Double glazed door to rear garden, part glazed door to Kitchen, door with decorative coloured glazing to dining room.



DINING ROOM

15' 3 max" x 12' 4" (4.65m x 3.76m) Fireplace with hearth, timber surround and mantel over, night storage heater, sealed unit double glazed window to front, exposed ceiling beam, built-in cupboard which incorporates part of the original old stairs, part glazed panelled door to:

KITCHEN

15' 3" x 7' 11" (4.65m x 2.41m) Stainless steel single drainer double bowl sink unit with mixer tap inset to fitted rolled edged work surfaces, partial tiled splash backs, base and eye level units, plumbing for dishwasher, night storage heater, space for cooker and fridge/freezer, exposed ceiling beams, part glazed door to rear entrance hall, plumbing for automatic washing machine, double glazed door and side panel to rear garden, door to:

REAR LOBBY

Space and plumbing for washing machine, space for tumble dryer, double glazed door and side panel to rear garden, door to:

SHOWER ROOM

White suite comprising tiled shower cubicle with main shower, pedestal wash hand basin and WC, shaver point, night storage heater, laminate wood effect flooring, double glazed window to rear.

FIRST FLOOR TWO TIER LANDING

Exposed wall beams, built-in airing cupboard.



BEDROOM ONE

13' 7" x 12' 4" (4.14m x 3.76m) Night storage heater, carpeted flooring, two double glazed windows to front with views to green, loft access, curtain wardrobe.

BEDROOM TWO

Night storage heater, double glazed windows to front and side, carpeted flooring







BEDROOM THREE

8' 6" x 8' 0" (2.59m x 2.44m) Window to rear, exposed timbered stud wall, Curtained cupboard

BEDROOM FOUR

8' 11 average excluding recess" x 8' 5" (2.72m x 2.57m) Two double glazed window to side, exposed modern timber beam, carpeted flooring, part restricted headroom

SHOWER ROOM

White suite comprising shower cubicle with mains shower, wash hand basin on pedestal, WC. two double glazed windows to rear, carpeted flooring, tiled splash backs



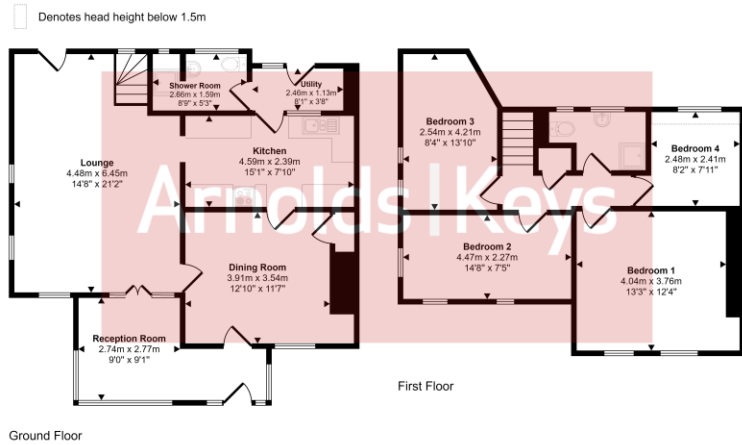
OUTSIDE

Beautiful mature landscaped gardens to the front and side with decorative flower beds and borders, parking area adjacent to the side garden. Additional outside storage space with attached brick-built store



VIEWING

Strictly by appointment with Arnolds Keys County on 01263 738444.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Otway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

8 Market Place
Aylsham
Norwich
NR11 6EH

arnoldskys.com
county@arnoldskys.com
01263 738444

Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.