

# Arnolds | Keys



**Astley, 26 Beechwood Avenue, Aylmerton, Norwich, NR11 8QQ**

Price Guide Price Guide £465,000

- Generous corner plot
- Large conservatory
- Sealed unit glazing
- Two reception rooms
- Extended ground floor to provide annexe
- Oil fired heating
- Close to National Trust woodland
- Up to four bedrooms

# 26 Beechwood Avenue, Norwich NR11 8QQ

A beautifully presented detached house set in an attractive, part wooded setting and enjoying a corner plot with a southerly aspect at the rear. This property offers well-proportioned accommodation that has been extended in recent years to provide a ground floor annexe suitable for an elderly relative or independent teenager.

The accommodation has oil-fired central heating and sealed unit glazing throughout. The Village itself lies just south of the coast at West Runton and the A148, linking the principal towns of Sheringham and Cromer is close by too. The National Trust Woodland at Roman Camp is a short walk and provides a number of attractive walks.



Council Tax Band: D



## **ENTRANCE PORCH**

Part glazed entrance door with windows either side, tiled floor, further glazed door opening to:

## **HALLWAY**

Polished parquet floor, built in coats cupboard, radiator, open tread turning stairs to first floor with window on half landing.

## **CLOAKROOM**

Close coupled w.c., vanity wash basin with cupboards beneath, radiator.

## **LOUNGE**

A beautifully light room with polished parquet floor, timber fire surround with recess housing wood burning stove on marble hearth, TV aerial point, two wall light points, radiator, large picture window and part glazed door leading to:

## **CONSERVATORY**

Of UPVC construction on a brick base, large sliding doors opening to south facing rear garden. Tiled floor, radiator.

## **ANNEXE SHOWER ROOM**

Large corner shower enclosure, vanity wash basin with cupboards beneath, close coupled w.c., wall-mounted electric heater. Door to:

## **ANNEXE BEDROOM**

Wall-mounted electric heater. Open plan design to:

## **ANNEXE KITCHEN AREA**

With a range of base and wall storage cupboards, fitted shelving and laminated work surfaces, space for fridge/freezer. Further open plan to:

## **ANNEXE SITTING ROOM**

Wall mounted electric heater, high level window to side, large sliding patio doors to rear garden.

## **DINING ROOM**

Polished parquet floor, radiator, picture window to front aspect, serving hatch opening to:

## **KITCHEN**

A modern range of high gloss base and wall cupboards with marble effect work surfaces and matching upstands. Inset stainless steel sink unit with chrome mixer tap, inset electric hob with oven beneath and extractor hood above, provision for washing machine and dishwasher, window to front aspect.

## **LANDING**

Built in airing cupboard, access to roof space.

## **BEDROOM 1**

Range of fitted wardrobe cupboards and drawers, radiator, window to rear aspect.

## **BEDROOM 2**

Range of fitted wardrobe cupboards, radiator, window to front aspect.

## **BEDROOM 3**

Fitted wardrobe cupboard, radiator, window to rear aspect.

## **BATHROOM**

Modern suite of panelled bath with mixer tap and shower attachment, corner shower enclosure with power shower, vanity unit with wash basin, fitted store cupboards and concealed cistern w.c., chrome heated towel rail, part tiled walls.

## **OUTSIDE**

Attached brick built GARAGE: With up and over door, electric light and power. Aluminium GREENHOUSE, Timber GARDEN STORE, further GARDEN STORE, and wood store.

## **GARDENS**

The property is approached over a long shingle driveway providing additional off-road parking. The gardens are to the front, side and rear and are lawned with established planting providing a good degree of privacy. There is a small vegetable garden at the side and this leads to the rear garden. This enjoys a southerly aspect and has a patio immediately at the rear, a further lawned area and second hardstanding for the oil tank. There are further well-stocked borders.

## **AGENTS NOTE**

The property is freehold, has mains electricity and water connected. Drainage is to a septic tank. The property has a Council Tax rating of Band D.

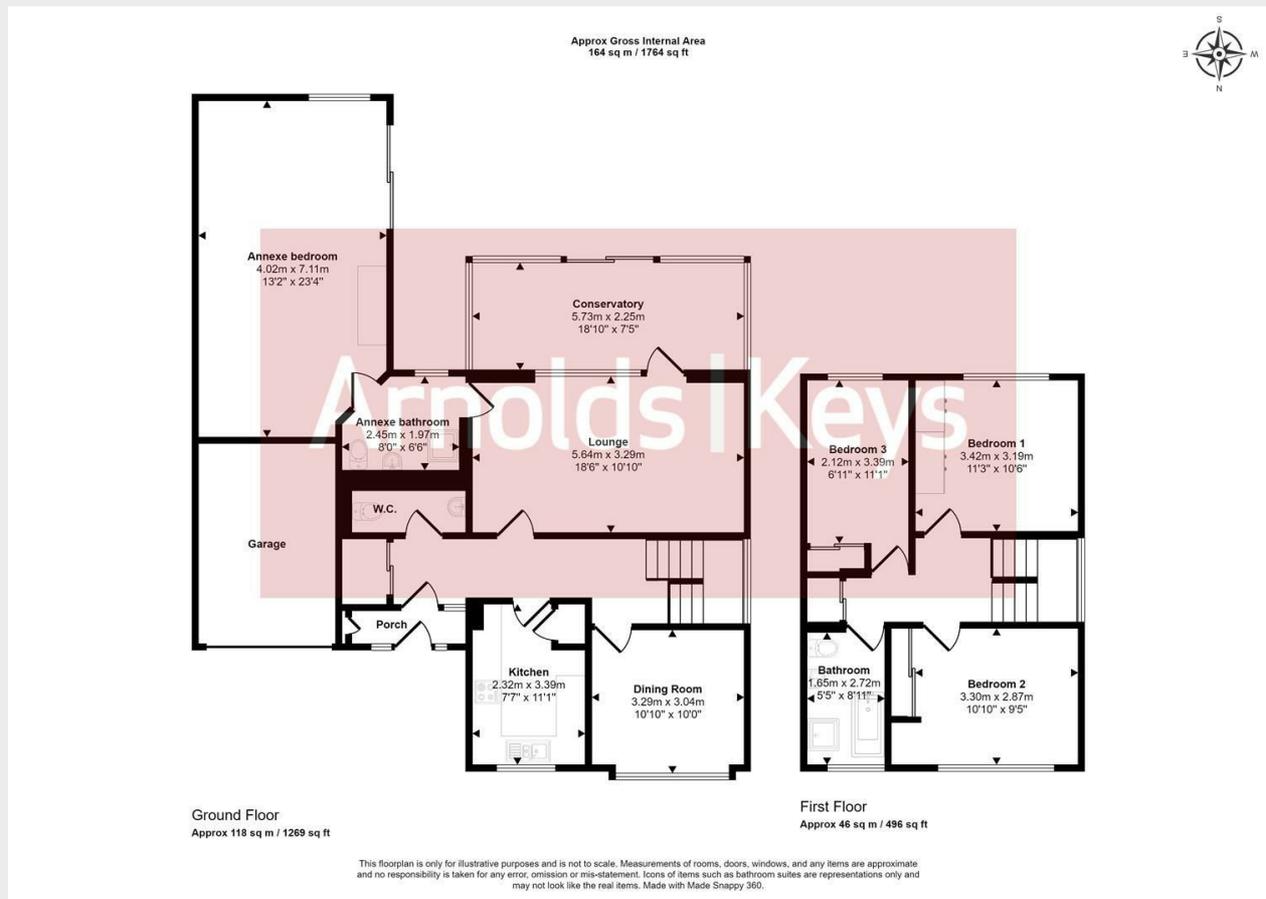


## Viewings

Viewings by arrangement only. Call 01263 822373 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>			
(55-68) <b>D</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 are 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 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.