

# Arnolds | Keys



## Willow Cottage, 42 Hungate Street, Aylsham, Norfolk, NR11 6AA

Guide Price £300,000

- TWO BEDROOM COTTAGE
- DOWNSTAIRS BATHROOM
- GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING
- WALKING DISTANCE TO AYLSHAM MARKET PLACE
- LOUNGE/DINING ROOM
- ENSUITE TO MAIN BEDROOM
- LARGE PRIVATE REAR GARDEN
- NO ONWARD CHAIN

# 42 Hungate Street, Norfolk NR11 6AA

Willow Cottage is a beautiful mid terrace cottage within easy walking distance to the historic Aylsham Market Place. This charming home offers characterful accommodation with a mature and well established rear cottage garden and off road parking.

2 2 1 D

Council Tax Band: B



## DESCRIPTION

Willow Cottage is a charming and beautifully presented cottage nestled on the highly sought after Hungate Street, just a short stroll from Aylsham Market Place.

The property is entered via a welcoming entrance hall, leading into a cottage style kitchen. The lounge/dining room is a lovely, tranquil living space overlooking the rear garden, creating a peaceful setting to relax and unwind.

On the ground floor, the main bathroom also benefits from a useful cupboard housing plumbing for a washing machine.

Upstairs, the cottage offers two bedrooms, one of which enjoys the convenience of an en suite shower room.

Outside, the private rear garden is a true highlight. A large decked terrace provides the perfect space for outdoor dining and entertaining, while beyond lies a beautiful lawned garden filled with mature shrubs, roses, and wildflowers, creating a wonderful haven for both gardeners and wildlife alike.

At the end of the garden, there is direct access to Butts Land Car Park, providing the valuable benefit of off road parking.

This delightful cottage combines character, comfort, and a highly desirable location, making it an ideal home for those seeking a charming property in the heart of Aylsham.

## ENTRANCE HALL

Wooden glazed panelled entrance door, carpet, radiator.

## LOUNGE/DINING ROOM

Double glazed windows to front and rear aspects and doubled glazed French doors leading to the rear garden, carpet, radiator.

## KITCHEN

Double glazed window to front aspect, range of wall and base units with worksurface over. Stainless steel sink and drainer, built in Nef hob and oven, space for fridge freezer, radiator, vinyl flooring and understairs cupboard.

## REAR LOBBY

Door leading to the rear garden.

## BATHROOM

Double glazed window to rear aspect, Wooden panelled bath with electric shower over, pedestal wash hand basin, w/c. Shaver point, radiator and vinyl flooring. Cupboard with plumbing for washing machine.

## INNER LOBBY

Stairs to first floor.

## LANDING

Double glazed window to front aspect, cupboard housing a Worcester gas boiler, shelving and hanging rail carpet.

## MAIN BEDROOM

Double glazed window to front aspect, skylight set into an alcove to rear aspect, carpet, radiator.

## EN SUITE

Hand basin, w/c, shower cubicle with electric shower, vinyl flooring, extractor fan.

## BEDROOM TWO

Double glazed window to rear aspect, radiator, carpet, cupboard with shelf and hanging rail.

## EXTERNAL

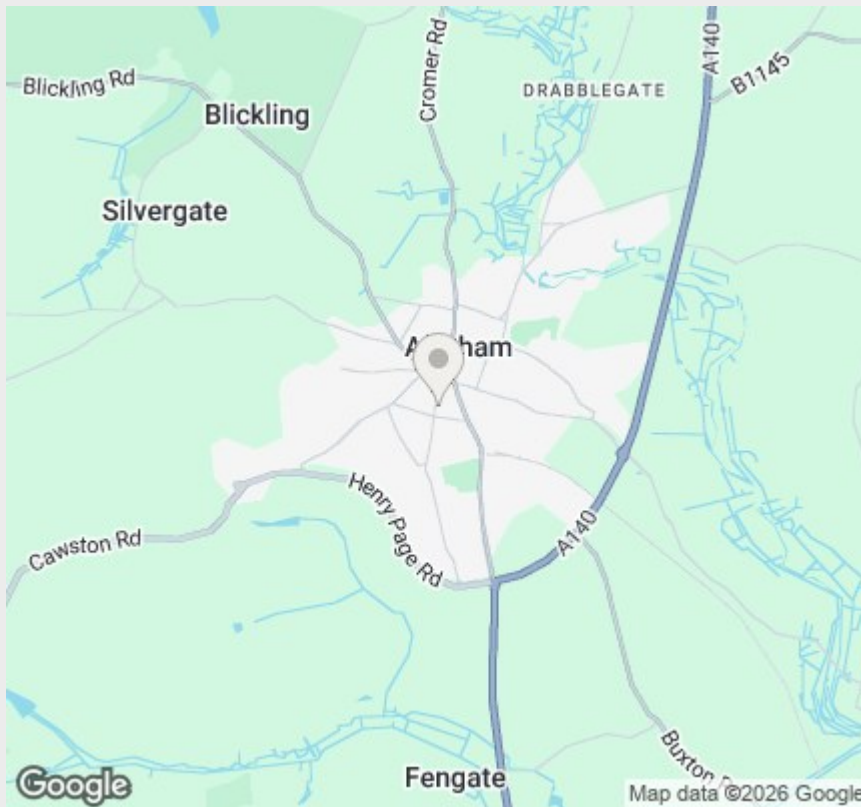
The front of the property is accessed by and gravel and concrete slab path with mature flower beds. The rear garden features a spacious decking area with steps leading to a lawn and mature flower beds and well-stocked borders. There are double wooden gate which provide access to a private off road parking, conveniently connecting to Butts Land car park.

## LOCATION

Situated on a highly regarded street and within easy walking distance of Aylsham Town Centre, this property enjoys an enviable location in one of the area's most sought-after market towns. Aylsham is particularly popular for its excellent schools and wealth of local amenities, including sports facilities, bars, coffee shops, and a variety of well regarded restaurants.

## AGENTS NOTES

Willow Cottage is freehold.  
Mains drains and electric, gas and water are connected.  
Broadland District Council - Tax Band B

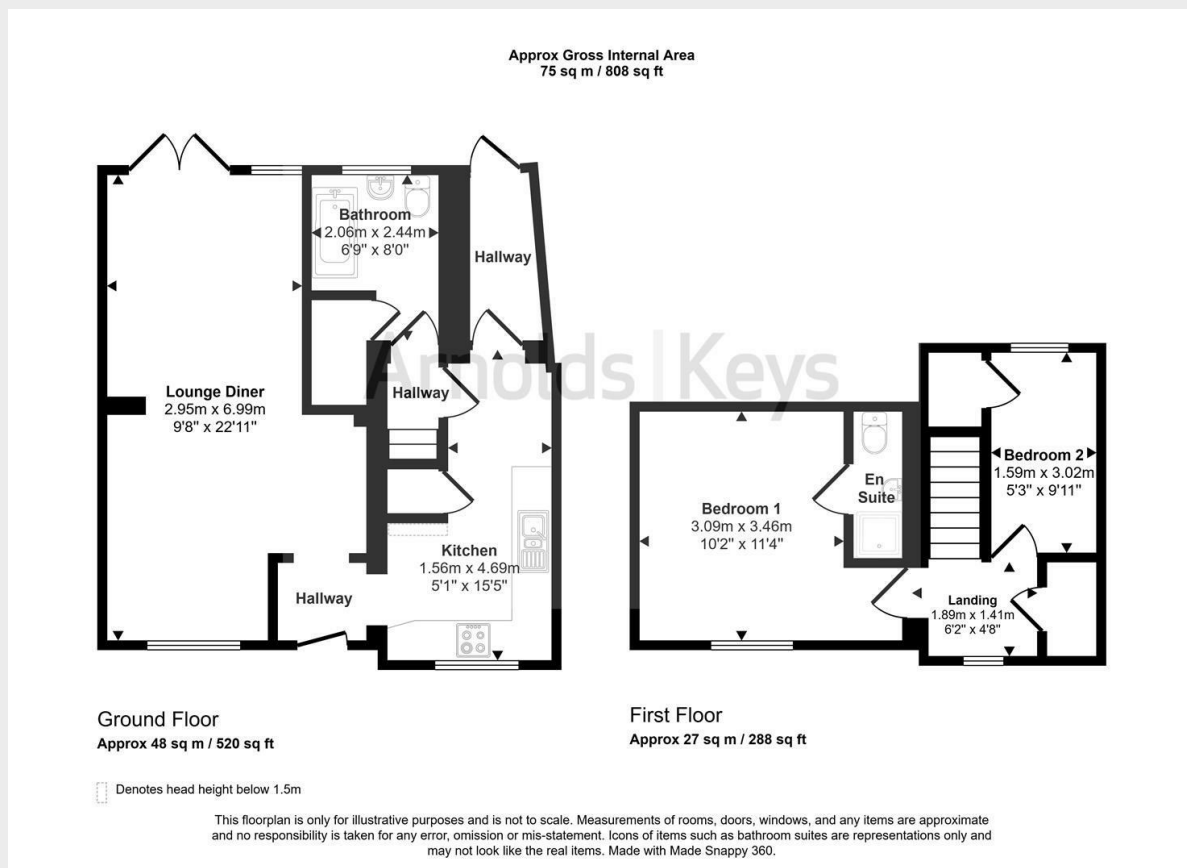


## Viewings

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>                          |           | <b>87</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>65</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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.



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