



GUIDE PRICE

**£375,000**

The Street, Burgh-next-Aylsham, NR11 6AB

**Arnolds | Keys**



# THE PROPERTY

## 6 The Street, Burgh-next-Aylsham, NR11 6AB

\* NO ONWARDS CHAIN \* A charming three bedroom cottage located within the idyllic village of Burgh-next-Aylsham. The property boasts a delightful, generous rear garden with views to the church and a garage providing off road parking.



# THE DETAILS

## Property Details

### DESCRIPTION

Situated within the popular village of Burgh-next-Aylsham, just 2 miles from the popular market town of Aylsham, this charming three bedroom cottage offers characterful, well presented accommodation. The property comprises a welcoming entrance hall with cloakroom, country style kitchen/diner, living room with inglenook fireplace and a family bathroom with three bedrooms to the first floor. Externally. The property boasts a delightful south facing rear garden with views from the rear across to the church.

### ENTRANCE HALL

Timber door to main entrance, Norfolk pamment tiled flooring, radiator, stairs to first floor with built in storage underneath.

### CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, wash hand basin.

### KITCHEN/DINER

Window to side and rear aspect, timber door to rear porch, timber fronted wall and base units with timber work surface over, fitted electric oven, four ring electric hob with cooker hood over, integrated dishwasher and fridge freezer, space and plumbing for washing machine, ceramic double butlers sink, oil fired Aga, radiator.

### REAR PORCH

Timber door to rear garden, windows to either side.

### LIVING ROOM

Window to rear aspect, inglenook fireplace, Norfolk pamment tiled flooring, radiator.

### FIRST FLOOR LANDING

Two windows to front aspect, carpet, step up to:-

### BEDROOM ONE

Double glazed window to rear aspect, built in wardrobes, carpet, radiator.

### BATHROOM

Window to front and side, clawfoot rolltop bath with mixer tap and shower head attachment, WC, pedestal wash hand basin, radiator with towel rail, shower cubicle with mains connected shower, extractor fan, built in cupboards, laminate flooring.

### BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

### BEDROOM THREE

Double glazed window to front and side aspect, carpet, radiator.

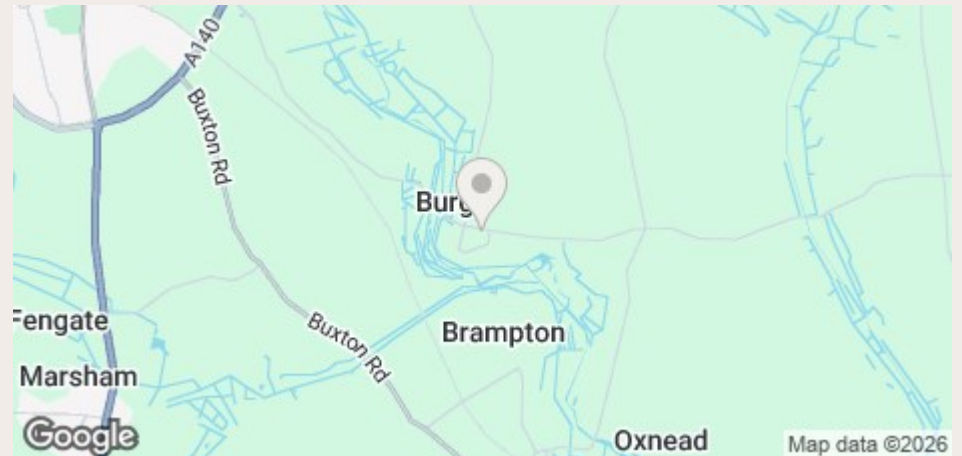
### EXTERNAL

The property is accessed via a gate from the road with steps down to the front door. From here, there is side access to the delightful rear garden which is mainly laid to lawn with a variety of established shrubs, trees and a shed. There is also access to the garage which provides off road parking and has wooden double doors on one side and an electric door on the other, with power and lighting.

### LOCATION

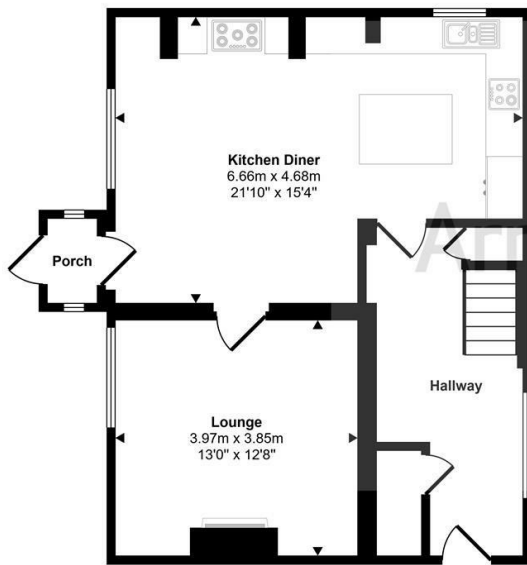
Burgh next Aylsham is a picturesque Norfolk village located approximately 2 miles south-east of the thriving market town of Aylsham and around 11 miles north of Norwich. Surrounded by attractive countryside and close to the River Bure, the village offers a peaceful rural setting whilst remaining within easy reach of a wide range of amenities and services. Aylsham provides an excellent selection of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and well-regarded schools, all within a five minute drive. Norwich city centre, with its extensive shopping, leisure and transport links, is approximately 30 minutes away by car, while the beautiful North Norfolk coast, including Cromer and Sheringham, can be reached in around 25–30 minutes. The area also benefits from easy access to Norwich International Airport and a wealth of countryside walks and outdoor pursuits nearby.

### AGENTS NOTES



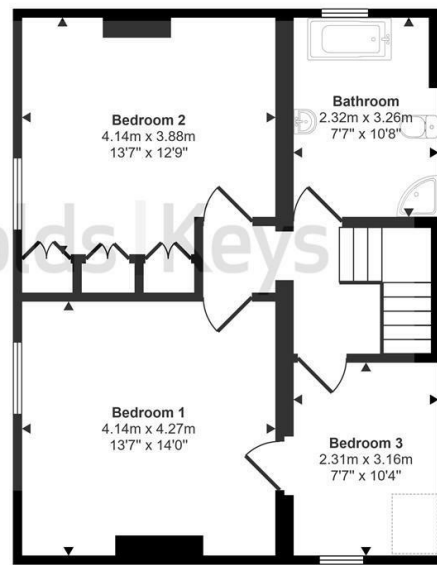
## Location

Approx Gross Internal Area  
134 sq m / 1447 sq ft

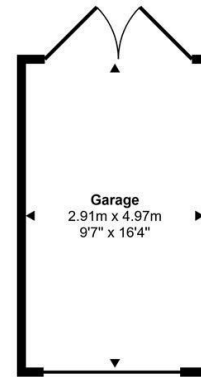


Ground Floor  
Approx 60 sq m / 646 sq ft

Denotes head height below 1.5m



First Floor  
Approx 60 sq m / 645 sq ft



Garage  
Approx 14 sq m / 156 sq ft

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.



## Contact Us

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>53</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | 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