

GUIDE PRICE

£675,000

Heydon Road, Aylsham, NR11 6QT

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THE PROPERTY

Firgrove Cottage Heydon Road, Aylsham, NR11 6QT

A unique opportunity to purchase this charming detached home set in a beautiful location, surrounded by open countryside on the edge of one of the most sought after roads in Aylsham, just 1.5 miles from the market place.
The property enjoys generous grounds measuring approximately 0.2 acres with views from every window, ample space for parking and a detached double garage with workshop and a seperate garage at the rear.
Internally the property comprises an entrance hall leading to a cloakroom, utility room, and a spacious kitchen with island unit. From the kitchen is a delightful garden/dining room with stunning field views, a cosy yet bright triple aspect living room with wood burning stove and a rear porch. To the first floor are three double bedrooms and a family bathroom.
Externally, the mature garden wraps around the property offering plenty of space for entertaining or watching the sunset across the fields.

Properties on Heydon Road are rarely available, which is why Firgrove Cottage offers such a unique opportunity, close to the market place and situated alongside the popular Weavers Way footpath.

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INTERNAL

Property Details

ENTRANCE PORCH
uPVC door to garden, double glazed window to front aspect, tiled flooring, radiator.

UTILITY ROOM
Double glazed window to side aspect, tiled floor, fitted with a range of wall and base units housing sink and drainer, space for washing machine and fridge/freezer, radiator.

CLOAKROOM
Double glazed window to side aspect, WC, wash hand basin, wall mounted boiler, tiled floor, radiator, a spacious room with the potential to be adapted to a shower room.

KITCHEN/DINER
Two double glazed windows to side aspect, fitted with a range of wall and base units with sink and drainer, fitted electric double oven, induction hob with extractor hood over, space and plumbing for dishwasher, space for free standing fridge/freezer, tiled floor, under stairs storage cupboard, two radiators.

GARDEN/DINING ROOM
A triple aspect room with double glazed windows to rear and side aspects overlooking garden and fields beyond, patio door to garden, tiled flooring, radiator.

LIVING ROOM
A triple aspect room with double glazed windows to front, side and rear. Multi fuel log burner, wood effect flooring. Door to rear garden. Stairs to first floor. Two radiators.

REAR PORCH
Double glazed window side and rear aspect, door to side, radiator.

FIRST FLOOR LANDING
Double glazed window to rear aspect with open field views, hatch access to fully boarded loft with windows offering possibility to convert (subject to relevant consents) radiator.

BEDROOM ONE
Triple aspect windows to front, side and rear with stunning open field views, two radiators, air conditioning, carpet.

BEDROOM TWO
Double glazed windows to rear aspect with open field views, radiator, carpet.

BEDROOM THREE
Double glazed window to front aspect with open field views, radiator, carpet.

BATHROOM
Double glazed window to side aspect, four piece suite comprising corner bath, shower cubicle, wash hand basin, WC, part tiled walls, radiator and wooden flooring.

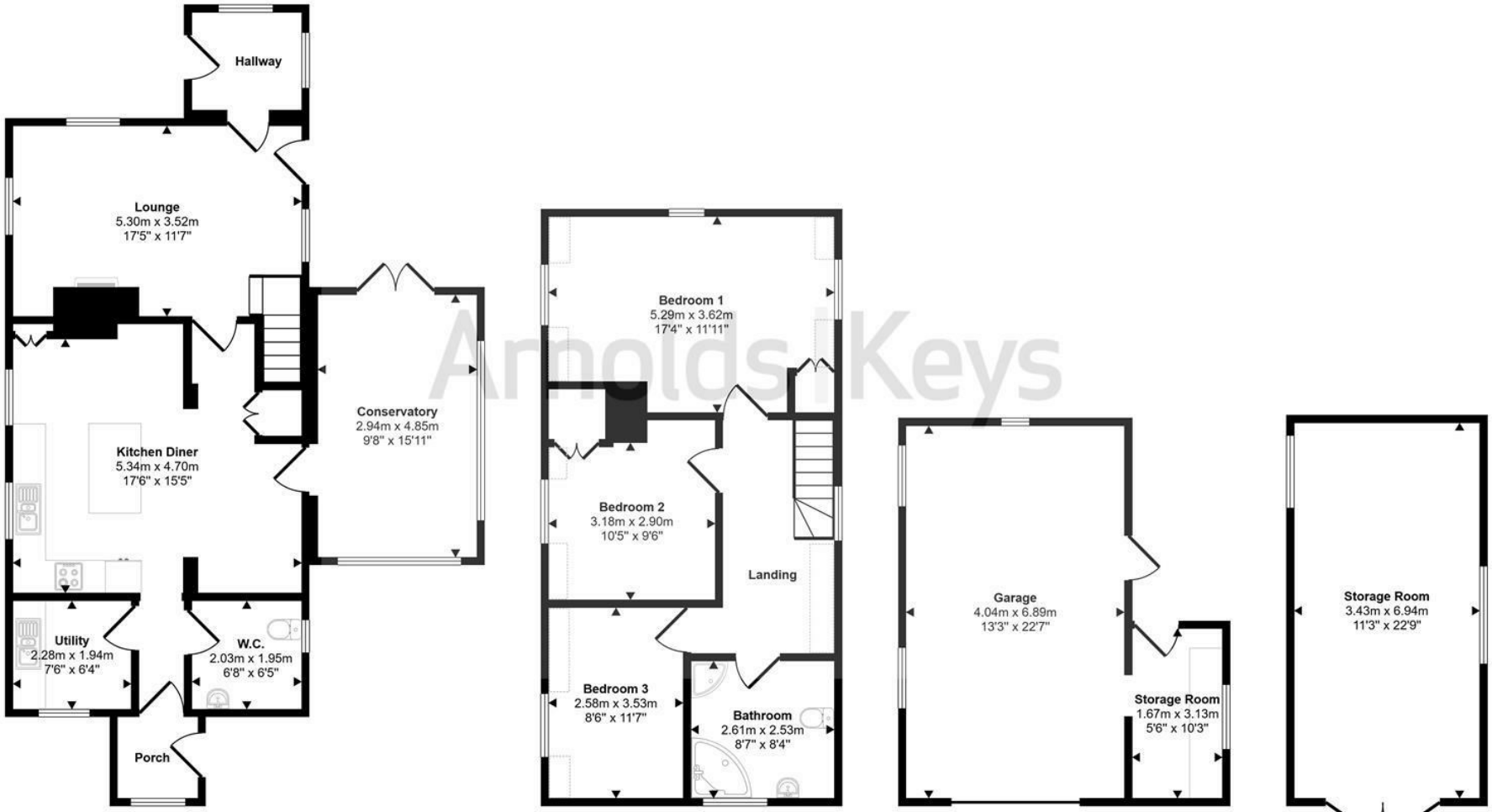
AGENTS NOTE
Firgrove Cottage is Freehold.
Broadland District Council - Tax Band E
Electric and water connected - water is supplied via a private borehole.
Septic tank and Oil Fired Heating.
Current planning permission for a single storey extension to the south side, creating a 4th bedroom. small extension to east side and the conversion of the garage into another guest bedroom/ garden office.
Planning reference number: 2024/2495








Approx Gross Internal Area
195 sq m / 2096 sq ft



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Ground Floor
Approx 80 sq m / 863 sq ft

First Floor
Approx 57 sq m / 616 sq ft

Garage
Approx 34 sq m / 361 sq ft

Storage Room
Approx 24 sq m / 256 sq ft

Denotes head height below 1.5m

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.







EXTERNAL

Property Details

The property enjoys a plot of approximately 0.278 acres (STMS) and is approached via a driveway with space for ample vehicles. To the side there is a double garage with roof storage and further workshop area which has power and lighting. The estabilshed gardens are well maintained and laid to lawn with flowering shrub beds, an area which could be used as a vegetable patch and a greenhouse. An additional driveway provides parking to the rear, which leads to a large timber built garage.



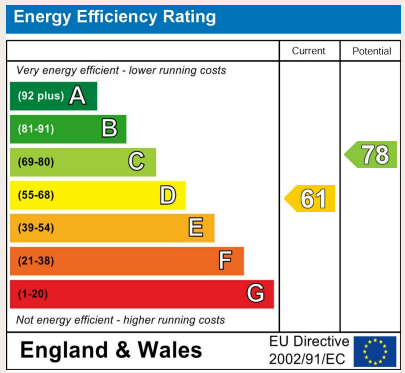


LOCATION

Firgrove Cottage Heydon Road, Aylsham, NR11 6QT

Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities including a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a twice weekly market and well regarded schools. The nearby Bure Valley Path and Railway provide scenic routes, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach. Norwich is accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.

Energy Performance Certificate



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