



9 The Street, Burgh, Norwich, NR11 6AB

Guide Price £385,000

- Semi Detached Cottage
- Large Garden
- Driveway and Double Garage
- Wood Burning Stove
- Walled Front Garden
- Two Double Bedrooms
- Desirable Rural Village Location
- Two Reception Rooms
- Rayburn 'Nouvelle' Oil Fired Cooker
- 2 miles to the Local Market Town of Aylsham

9 The Street, Norwich NR11 6AB

A delightful two double bedroom cottage positioned within the sought-after rural village of Burgh, full of characterful charm and enjoying a large garden with double garage.



Council Tax Band: B



DESCRIPTION

Ideally located just a short distance from the ever popular market town of Aylsham is where you'll find this idyllic two bedroom cottage. This lovely home is filled with all the characterful features you would expect from a Norfolk Cottage such as a welcoming wood burning stove, traditional 'Rayburn' oil fired oven and exposed wooden beams.

The property further benefits from a generous sized rear garden with ample outside storage from the wood store, double garage and a further covered storage space. Subject to planning permissions there is also opportunity to extend if desired.

The internal accommodation comprises of living room, dining room, kitchen, two double bedrooms and a spacious family bathroom with large corner bath and separate shower cubicle.

LOCATION

Burgh is a beautiful countryside village accommodating plenty of stunning walks alongside the River Bure. The village itself is located just 2 miles South East of Aylsham - a popular market town hosting a range of local amenities from choice of three supermarkets, independent shops, restaurants/pubs, highly rated schools and a doctors and dental surgery.

The cottage is also conveniently located just a 15 minute drive to the Broads, the North Norfolk coast and Norwich International Airport.

Front Door in to:-

ENTRANCE HALL

Pamment tile floor, storage cupboard. Opening to:-

LIVING ROOM

Dual aspect room with double-glazed windows to front and rear. Fireplace with wood burner, radiator.

DINING ROOM

Two double-glazed windows to the front aspect. Oil fired Rayburn oven which runs the central heating and hot water. Radiator. Door to pantry with space for fridge/freezer. Archway opening to:-

KITCHEN

Fitted with wall and base units with work surface

over and stainless steel sink and drainer with mixer tap. Electric oven and space for washing machine. Double-glazed windows to side and rear and door to rear.

Stairs to first floor:-

LANDING

Storage cupboard.

BEDROOM 1

Dual aspect with double-glazed windows to front and rear. Open cupboard space over stairs. Radiator.

BEDROOM 2

Two double-glazed windows to front, built-in wardrobe. Radiator.

BATHROOM

Suite comprising corner panel sided bath with mixer tap. Walk-in shower cubicle with glass screen, pedestal wash hand basin and WC. Wall mounted towel rail and radiator, airing cupboard housing hot water tank.

AGENTS NOTE

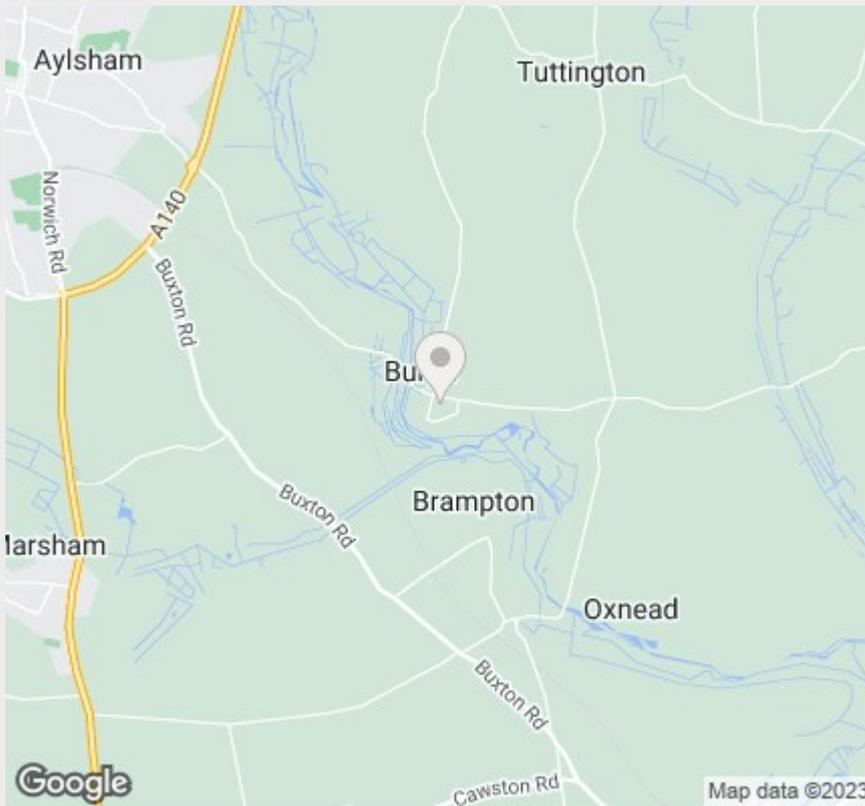
The property is held freehold.

Council Tax Band: B (£1,238.72)

Oil fired central heating.

Drainage is via the septic tank and the property is connected to mains water and electric.





Viewings

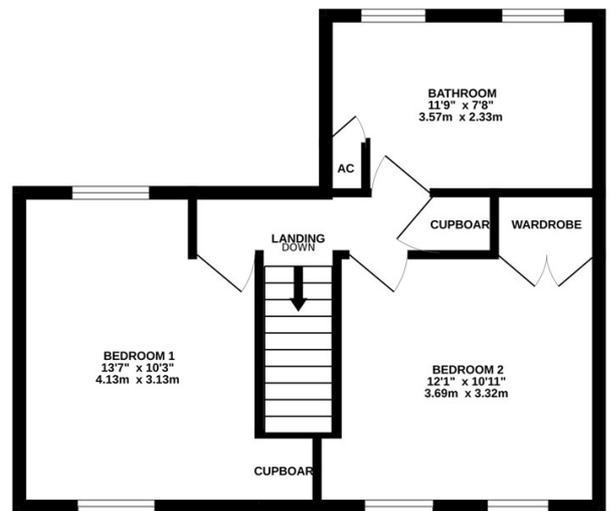
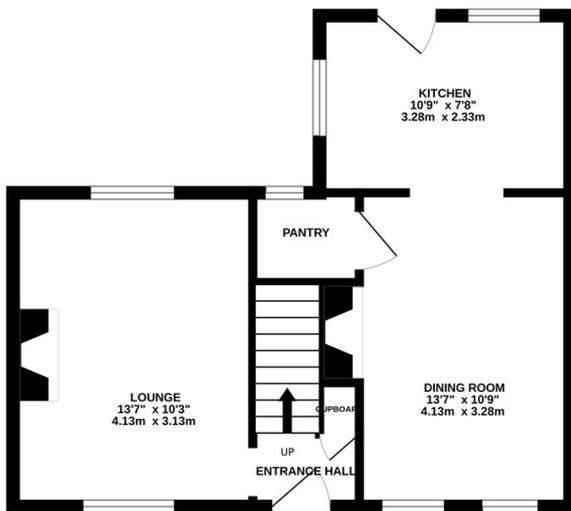
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.