



## Ash House 28 Bure Way, Aylsham, Norwich, NR11 6HJ

Offers Over £675,000

- DETACHED PERIOD HOME
- FOUR/FIVE BEDROOMS
- TWO WOOD BURNING STOVES
- WALKING DISTANCE TO MARKET PLACE
- SOUGHT AFTER PRIME LOCATION
- TWO RECEPTION ROOMS
- ANNEX POTENTIAL
- OFF ROAD PARKING FOR MULTIPLE VEHICLES



# Ash House 28 Bure Way, Norwich NR11 6HJ

A charming four bedroom detached period home ideally located on a sought after road within walking distance of the market place. The property offers ample off road parking and delightful wrap around gardens with versatile accommodation.



Council Tax Band: E



## DESCRIPTION

Located on one of Aylshams most sought after roads, ideally close to the market place, this charming period home offers substantial and versatile accommodation. The gated entrance leads to ample off road parking with delightful mature gardens that wrap around the property. The property offers well presented and spacious living spaces, with a bright 'L' shaped lounge diner/family room with inglenook fireplace, a ground floor bathroom, a kitchen diner, four bedrooms and a further family bathroom to the first floor. The property boasts versatile accommodation with annex potential with a further reception room and first floor bedroom/home office, offering scope to adapt the property to suit your needs.

## LOUNGE/DINER/FAMILY ROOM

An 'L' shaped room with two sash windows to front aspect, Timber door to main front entrance, double glazed patio door to side aspect, fireplace housing wood burning stove and timber mantle over, carpet, three radiators.

## BATHROOM

Sash window and double glazed window with obscured glass to rear aspect, three piece suite comprising bath with mains connected shower over, vanity unit with WC and second vanity/storage unit with inset wash hand basin, shaver charging point, Norfolk Pamment tiled flooring, radiator.

## ENTRANCE HALL

Timber framed door to side entrance, Norfolk Pamment tiled flooring, radiator, double glazed window to rear aspect, stairs to first floor.

## KITCHEN/DINER

Two double glazed windows to side aspect and timber door to rear garden, fireplace housing wood burning stove, breakfast bar, wall and base units with inset one and a half sink and drainer, electric hob with cooker hood over, space for free standing fridge freezer, space and plumbing for dishwasher, inset double electric oven, tiled flooring, radiator.

Open to:-

## DINING AREA

Double glazed window to side aspect, vaulted ceiling with skylight window, base units housing boiler with worksurface over, inset stainless steel sink and drainer, space for under counter wine fridge, space and plumbing for washing machine, radiator.

## ANNEX

## RECEPTION ROOM

Two double glazed windows to side aspect, timber door to garden, carpet, radiator, stairs to first floor room.

## BEDROOM/HOME OFFICE

Triple aspect with window to rear, two Velux windows to south side and feature stable style windows to other side aspect, carpet, two wall mounted electric convactor heaters.

## LANDING

Airing cupboard with shelving units, carpet, Velux window to rear aspect, radiator.

## BEDROOM TWO

Dual aspect with double glazed window to either side aspect, carpet, radiator, double built in wardrobe.

## BEDROOM FOUR

Double glazed sash window to side aspect, double built-in wardrobe and shelving, radiator, carpet.

## BATHROOM

Double glazed window with obscured glass to rear aspect, four piece suite comprising bath, shower cubicle with mains connected shower and rainfall shower head, vanity unit with WC and wash hand basin, vinyl flooring, radiator, shaver charging point.

## BEDROOM ONE

Two sash windows to front aspect, two radiators, carpet, double built in wardrobe.

## BEDROOM THREE

Sash window to front aspect, double built in wardrobe, carpet, radiator.

## EXTERNAL

The property is approached through a gated entrance with a shingle laid driveway offering parking for multiple vehicles. There is a lawn area with a mature ash tree to the front, a walled garden with a courtyard style area with access to the external brick and tiled store room. The garden wraps around the property with borders of mature shrubs and to the rear the garden is ideally low maintenance with a paved seating area.

## LOCATION

Aylsham offers a wide range of amenities including traditional shops, bakeries and pubs/restaurants, a range of supermarkets, a doctors' and dental surgery and opticians. The town also offers highly rated high, first and pre schools and has direct bus links to the coast and Norwich City Centre.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Mains gas central heating.  
Council tax band: E



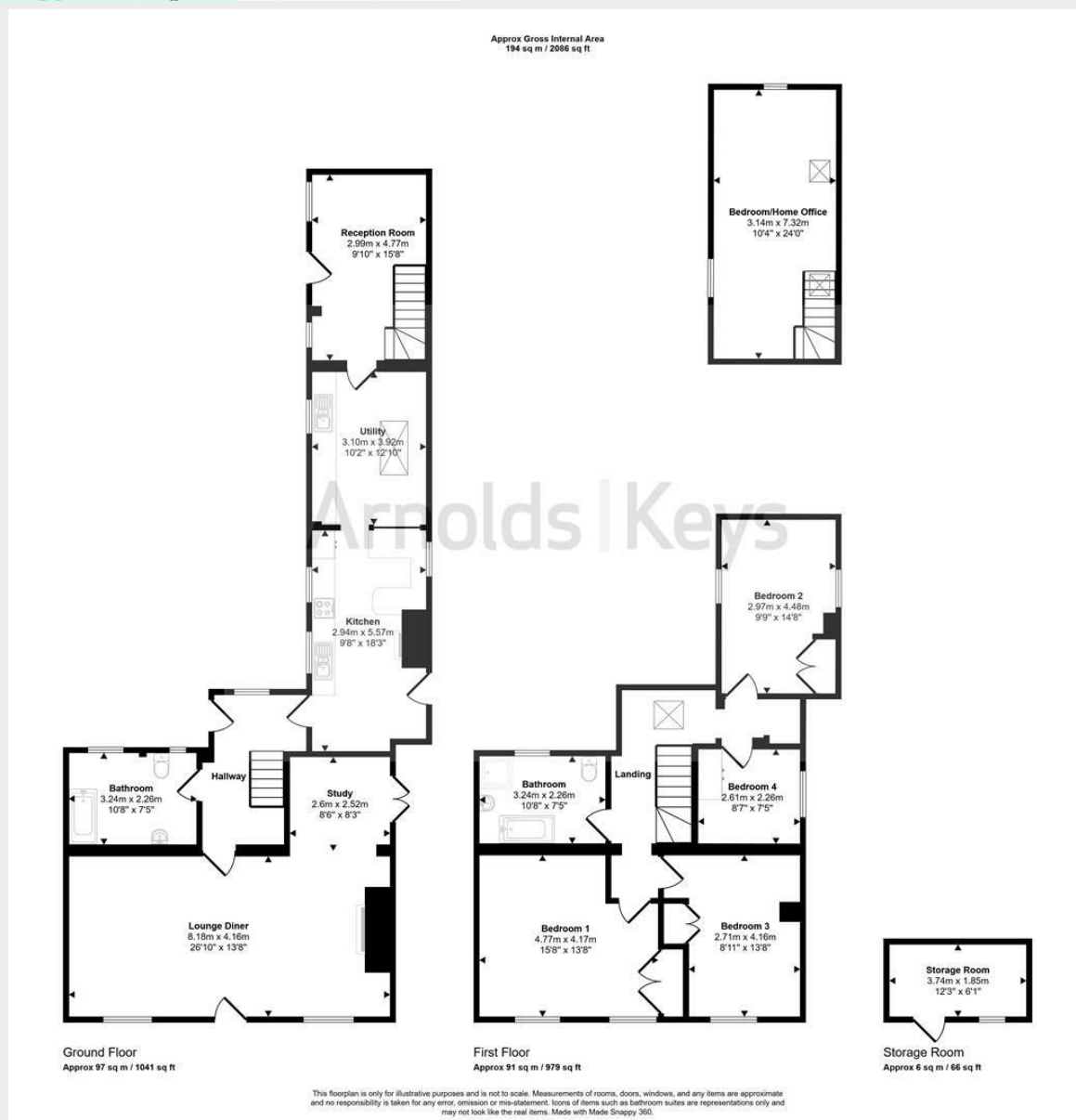


## Viewings

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>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 74                      |
| (55-68) <b>D</b>                            | 56      |                         |
| (39-54) <b>E</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.