

SOWERBYS

Norfolk Property Specialists



12a Beechwood Avenue

Aylmerton, Norwich, NR11 8QQ

£625,000



Viewing by appointment with our
Holt Office 01263 710777 or holt@sowerbys.com



12A BEECHWOOD AVENUE

This wonderful, detached family residence has been sympathetically built by the present owners to an individual and bespoke style, which offers immaculately presented and well-proportioned accommodation. This impressive and extensive property is set over three floors and provides versatile space approaching 2,000 sq. ft., perfect for modern day living. Both internally and externally the property portrays clever hints of industrial and Scandinavian design, which blend together and complement one another brilliantly.

Accommodation briefly comprises an entrance hall leading to a spacious living room with a modern wood-burning stove at its focal point. The open-plan kitchen/dining room is located to the rear of the property with practical and modern kitchen units. This leads into the timber framed family room with vaulted ceiling and large glass sliding doors that effortlessly connect the garden and internal space together. Three double bedrooms can be found on the first floor, all with built-in storage and bedroom two benefits from a modern en-suite shower room. A stylish family bathroom serves the other two bedrooms. The most recent addition made to the property is the stunning principal suite, which is located on the second floor and features floor to ceiling glazing on the gable end, drawing the eye to the enchanting woodland behind. A large dressing room and contemporary en-suite shower room completes the second floor.

The property is located down a private road and offers ample off road parking along with a superb double garage/workshop, all securely set behind an electric gated entrance. The substantial plot offers glorious established gardens to both the front and rear with mature trees, manicured lawn, well-stocked flower beds and multiple patio terraces to enjoy the sun as it travels around the garden.



KEY FEATURES

- Four Spacious Bedrooms
- Highly Versatile Accommodation
- Immaculately Presented with Practical Living
- Individual and Bespoke Design
- Sympathetically Built and Extended by Current Owners
- Approaching 2,000 sq. ft. of Accommodation
- Large Garage/Workshop
- Well-Established Gardens
- Easy Reach of Coast and Amenities

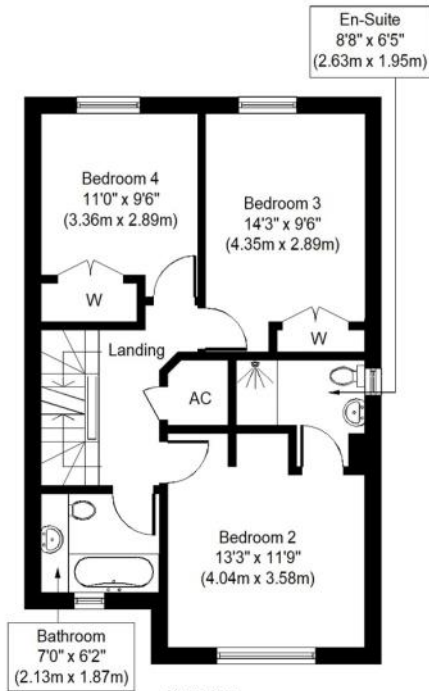




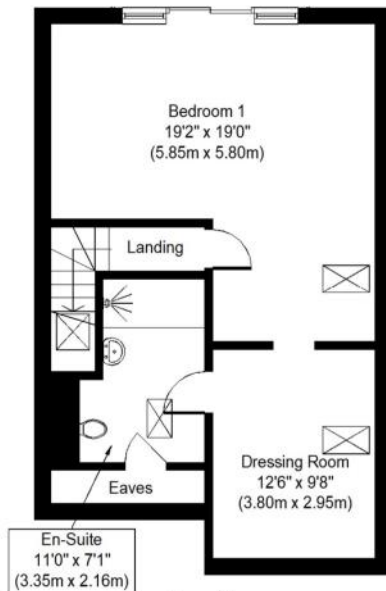




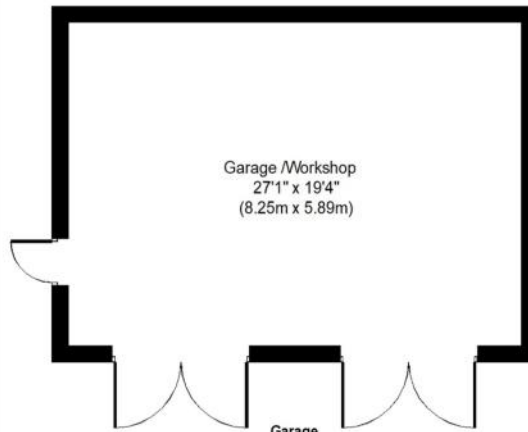
Ground Floor
Approximate Floor Area
803 Sq. ft.
(74.6 Sq. m.)



First Floor
Approximate Floor Area
594 Sq. ft.
(55.2 Sq. m.)



Second Floor
Approximate Floor Area
(Excluding Eaves)
564 Sq. ft.
(52.4 Sq. m.)



Garage
Approximate Floor Area
524 Sq. ft.
(48.7 Sq. m.)
(Not Shown in Actual
Location / Orientation)

LOCATION

'12a Beechwood Avenue' stands in an enviable position surrounded by ancient National Trust woodland. The village of Aylmerton perfectly embraces country and coastal life. Local, historic attractions such as Felbrigg Hall, a National Trust gem and the ancient woodland areas of 'Roman Camp' are literally on the door step and provide wonderful walks and outdoor pursuits. The Roman Camp Inn and garage with village shop are within walking distance. The eclectic seaside towns of Cromer and Sheringham are two miles away in either direction and the Georgian town of Holt is some five miles inland. Local schools include Gresham's Public School, Beeston Hall and several state schools. West Runton has a regular rail service to Sheringham, Cromer and Norwich which connects a direct line to London, Liverpool Street.

SERVICES CONNECTED

Mains water, electricity and oil fired central heating and septic tank drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 6839-3023-5000-0007-8292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

Viewing by appointment with our Holt Office:
1 Market Place, Holt, Norfolk, NR25 6BE
01263 710777 • holt@sowerbys.com



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