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Dunkirk . Aylsham . NR11 6SU

**£340,000**

**PERIOD SEMI DETACHED COTTAGE SITUATED IN AN EXCELLENT POSITION OF AYLSHAM, WITHIN EASY ACCESS TO ALL AMENITIES. THREE BEDROOMS AND EXCELLENT GROUND FLOOR ACCOMMODATION**

**ACCOMMODATION:** An excellent opportunity to purchase this extended semi-detached cottage, situated within easy access to the town centre. Accommodation is of flexible use with excellent ground floor space and has the potential to create an annexe, if desired.

The property has been lovingly cared for by the current owner, who has updated the property but kept some of the original features.

The lounge is a bright room which is positioned to the front of the property, with a large bay window to the front and separate window to the side. The focal point to this room is the recently installed wood burning stove with brick surround, perfect for those winter evenings. Another excellent feature of this room is the vintage wooden cart window that separates this room and the bar area.

The bar area is a further reception space that currently houses a bespoke bar (available under separate negotiation) and has stairs to the first floor. This room then leads to the kitchen/breakfast room that has been extended to the rear and has a range of fitted wall and base units with work surfaces over housing a ceramic one and a half bowl sink and drainer unit and space for a range of under counter appliances. There is a door to the rear that opens to the garden and two further roof lights, allowing further light into this property.

Just off the entrance hall there is the family bathroom, that benefits from a four-piece suite including shower cubicle, bath, w.c. and wash hand basin.

To the right of the entrance hall is a separate and formal dining room, which again has a large bay window to the front. Beyond this room is a further reception space that is perfect for a home office, with stairs leading to the 2nd bedroom, which is a generous size and benefits from an en-suite w.c. This side of the property could be adapted to create a separate annexe space, if desired.

To the first floor of the original part of the property, there are two further bedrooms with Bedroom 1 benefitting from a range of fitted wardrobes and views over open fields. Bedroom 3 includes fitted single bed, wardrobe, and chest of drawers.



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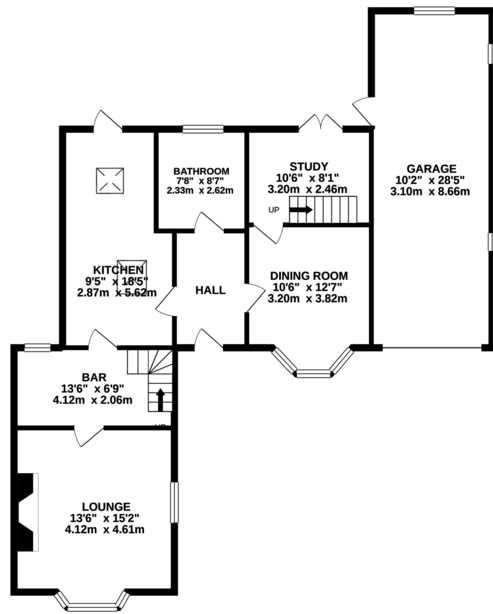


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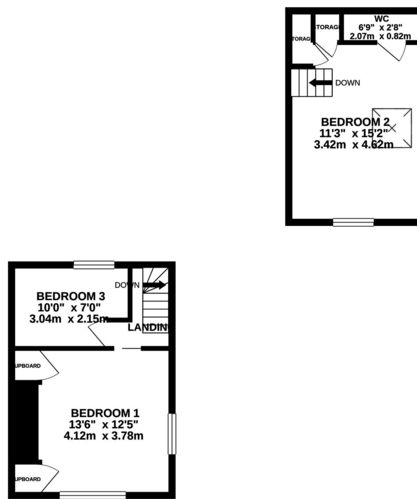
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GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E		
21-38	F	36   F	
1-20	G		

**EXTERNALLY:** The hidden gem to this property is the rear garden, a generous size and offers a large degree of privacy. The current owner has maintained this space beautifully, which is mainly laid to lawn. A further area to the side, laid to hardstanding with pergola over and would make a perfect space for entertaining. The garden also benefits from a garden shed to the rear and side access to the tandem garage.

The tandem garage has an up and over door with power and lighting connected. To the front of the property, is an area laid to hardstanding offering ample parking.

**AGENTS NOTE:** The property is freehold. We have been informed that there is a right of way over the driveway leading to the property from the road.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. 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 £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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