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The Street . Aylsham . NR11 6AB

**£450,000**



# CHARMING 3 BEDROOM PERIOD HOME WITH GENEROUS REAR GARDEN AND FLEXIBLE ACCOMMODATION.

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A highly attractive flint and brick detached period home situated in this idyllic setting just 2 miles from the market town of Aylsham. The property comprises 3 bedrooms and benefits from generous ground floor accommodation which is highly versatile and flexible.

Originally the village Post Office, this property is steeped in character and charm internally. Set over two floors the accommodation extends to around 1540 sq. ft. and briefly comprises front door through to an entrance hall with fitted bookshelves, window seat to the front and attractive tile flooring flowing through to the formal dining room. To the left of this room, you enter a delightful barn style reception room with vaulted ceilings, antique style stove, exposed timbers and feature flint wall. There is also access to the front and rear gardens. Ahead of the formal dining room you are greeted with the kitchen which is fitted with a range of units and fitted appliances including eye level oven, microwave and hob. From the kitchen you move through to the breakfast room with stairs to the first floor. A further door leads you to the cosy sitting room with multi fuel burner and windows to the front aspect. The ground floor accommodation is completed by a w.c. and utility room to the rear.



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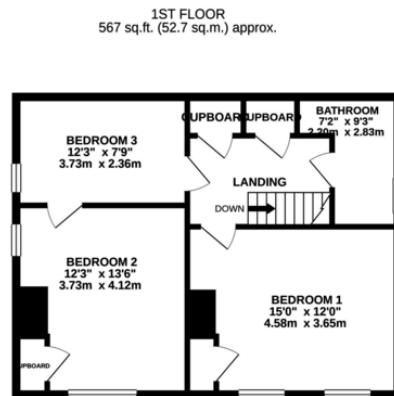
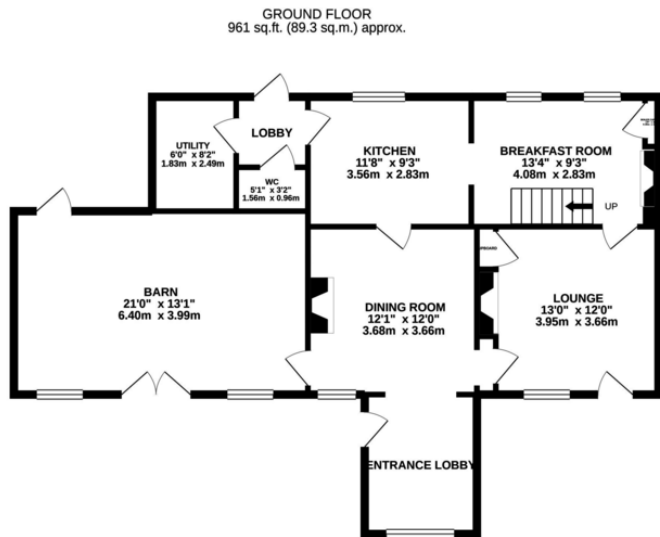
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TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

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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Upstairs you will find a generous principal and second bedroom both overlooking open countryside to the front and a further single bedroom. All rooms are served by a family bathroom, fitted with a four-piece suite including bath, wash hand basin, w.c. and separate shower cubicle.

Outside you will find pretty gardens to the front of the cottage with driveway parking to the side leading to a garden shed. The rear garden is generous in size and is well stocked with a range of mature trees, flowers and hedges. There is a further garden room, which includes power and lighting and could be an ideal detached home office.

### AGENTS NOTE

We understand the property will be sold freehold. Connected to mains electricity, water, and septic tank drainage with LPG gas boiler.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48   E
21-38	F		
1-20	G	1   G	

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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