

Arnolds | Keys



Heydon Road, Aylsham, NR11 6QT
Guide Price £650,000



Property Features

- Detached Family House
- Deceptively Spacious
- Accommodation Approx. 1485 sq ft
- Three Double Bedrooms
- Stunning Countryside Views
- Sitting Room With Multi-Fuel Burning Stove
- Sunroom with Stunning Views
- Open Plan Kitchen/Breakfast Room
- 0.2 Acres (STMS)

This deceptively spacious and unique detached home is located in a truly stunning setting with panoramic countryside views. The property is located on the edge of one of the most sought after roads in Aylsham and is only around 1.5 miles from the town centre.

DESCRIPTION

A unique opportunity to purchase this deceptively spacious detached home set in a stunning location with internal accommodation approaching 1500sq ft. The property is located on a plot of approximately 0.2 of an acre (STMS) and has stunning views across open countryside.

Accommodation briefly comprises kitchen/breakfast room, dining room/sun room, sitting room with multi-fuel burning stove, ground floor w.c., utility room, three double bedrooms and family bathroom with four piece suite. Externally, there is ample driveway parking with an oversized single garage. The gardens have been beautifully maintained benefitting from views over the open countryside.



LOCATION

The property is set in an idyllic position, surrounded by open countryside and set on the edge of one of the most sought-after roads of Aylsham. The property is only around 1.5 miles from the town centre and can be reached by a number of countryside walks including access to Marriott's Way. The National Trust Blickling Hall is also within walking distance.

Ground Floor

ENTRANCE PORCH

Double-glazed door to rear. Double-glazed window to side aspect. Tiled floor. Radiator.

HALL

Tiled floor.

UTILITY ROOM

Double-glazed window to side aspect, tiled floor, fitted with a range of wall and base units housing sink and drainer, space for washing machine and fridge/freezer. Radiator.

WC

Double-glazed window to rear aspect. WC, wash hand basin. Wall mounted boiler. Tiled floor. Radiator. A spacious room with the potential to be adapted to a shower room.

KITCHEN/DINER

Fitted with a range of wall and base units with sink and drainer, eye level double-oven, induction hob with extractor hood over, stainless steel splash back. Space for under counter fridge. Two double-glazed windows to front aspect. Tiled floor, under stairs storage cupboard. Two radiators. Two-way hinged glass door to Dining/Garden Room.



DINING ROOM/GARDEN ROOM

Double-glazed windows to rear and side aspects overlooking garden and fields beyond. French doors to outside decking area. Tiled floor. Radiator.

SITTING ROOM

Triple aspect double-glazed windows to front, side and rear. Attractive multi-fuel log burner with brick surround. Wood effect flooring. Door to rear garden. Stairs to first floor. Two radiators.







PORCH/STUDY AREA

Double-glazed window side and rear aspect. Door to front. Radiator.

First Floor

LANDING

Double-glazed window to rear aspect with open field views. Hatch access to fully boarded loft with windows, possibility to convert (Subject to relevant consents). Radiator.

BEDROOM 1

Triple aspect windows to front, side and rear with stunning open field views. Two radiators.

BEDROOM 2

Double-glazed windows to front aspect with open field views. Radiator.

BEDROOM 3

Double-glazed window to front aspect with open field views. Radiator.

BATHROOM

Four-piece suite comprising corner bath, shower cubicle, wash hand basin, WC, part tiled walls, radiator and wood board flooring. Double-glazed window to side aspect.

OUTSIDE

The property enjoys a plot of approximately 0.278 acres (STMS) and is approached via a driveway with space for ample vehicles. To the side there is an oversized single garage with roof storage and further workshop area.

The gardens are beautifully maintained, with stunning views. Mainly laid to lawn with flowering shrub beds, a range of trees and patio area to enjoy the views to fields beyond. There is also a further covered timber decking area and additional driveway providing parking from second access point, which leads to a large timber-built garage/workshop.

AGENTS NOTES

The property has oil fired central heating, septic tank drainage and water supplied via a borehole with treatment plant.

The property is Freehold. Council Tax Band E.

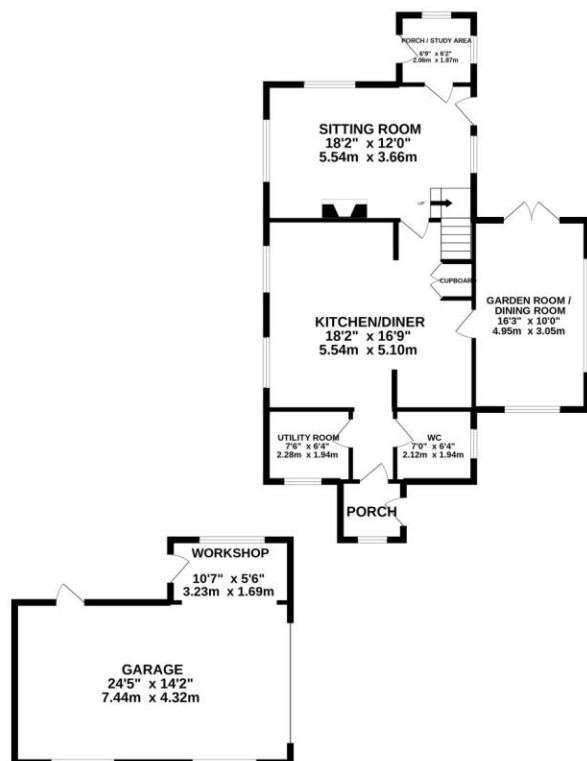
VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01263 738444.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

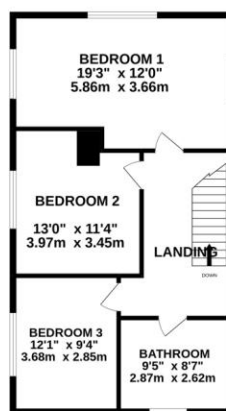
GROUND FLOOR
1276 sq.ft. (118.6 sq.m.) approx.



TOTAL FLOOR AREA : 1945 sq.ft. (180.7 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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1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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 conveying 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. 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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Monday - Friday: 9am- 5.30pm
Saturday: 9am- 4pm

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