



Palmers Lane, Aylsham, NR11 6JA
Guide Price £700,000



Property Features

- NO ONWARD CHAIN
- 0.3 miles away from Aylsham Town Market Square
- Integral Garage & Further Separate Detached Garage
- Ample Driveway Parking to Front, Extending Along the Side Of The Property
- Mature & Landscaped Rear Garden
- Four Double Bedrooms, En-Suite to Master

Looking for a beautiful, spacious non-estate family home 0.3 miles away from Aylsham Market Square, suitably located for local schooling and a wealth of local amenities? Then look no further!

This beautiful property boasts a great size plot, there's comfortable frontage with ample off-street parking, lawn and integral garage to the front whilst the rear offers something for everyone, including a patio area, landscaped lawn with inset mature flowers, plants and shrubs, space for a chicken coop and a further detached double garage which could become further accommodation or converted into a 'hobby room' (STP).

Being situated this close to the Town centre, the opportunity to convert into a 'granny annexe', home business space or holiday accommodation could provide future income. We advise that all buyers with this thought should always check and obtain permission with the relevant authorities before purchasing.

Internally, this property is perfect for entertaining and provides space for all the family too. The accommodation briefly comprises of: generous entrance reception space with storage and stairwell, downstairs w/c, study/bedroom 5, spacious lounge with wood burning stove and sliding patio doors to the conservatory and double doors opening to a contemporary styled open plan kitchen/diner with feature island unit and wine chiller, door to separate utility room and rear lobby with access to the integral garage.

The galleried landing is flooded with light and leads to four double bedrooms, including an en-suite and fully fitted wardrobes to the principal bedroom, a family bathroom completes the internal spec for this impressive home.

STORM PORCH

Tiled flooring. Front door in to:-

ENTRANCE HALL

Composite front door and two obscure side panels. Carpeted stairs to first floor, laminate flooring, smooth ceiling with coving. Radiator. Doors to Lounge, Kitchen, WC and Study. Built-in storage cupboard.

WC

Comprising wash hand basin with mixer tap and tile splash backs, WC and heated towel rail. Laminate flooring. Obscure double glazed UPVC window to side.

UTILITY ROOM

Fitted with wall and base units with work surface over housing stainless steel sink and drainer, rinser and mixer tap over and tiled splash backs. Double glazed UPVC window to rear.



LOUNGE

Featuring brick fireplace with timber mantel and stone tiled hearth with wood burner. Carpeted flooring, smooth ceiling with coving. Wall lights and radiator. Double glazed sliding patio doors to Conservatory, double doors to open plan Kitchen/Diner and double glazed UPVC window to front.

STUDY

Carpeted flooring, smooth ceiling with coving. Radiator. Double glazed UPVC window to front.







OPEN PLAN KITCHEN DINER

Fitted with wall and base units with work surfaces over housing 1.5 bowl ceramic sink with mixer tap over. Island/breakfast bar fitted with gas hob with extractor over and wine chiller. Integral eye level electric oven and grill. Full height fitted fridge/freezer and freestanding dishwasher. Laminate flooring, smooth ceiling with coving with LED spotlights and feature pendant lighting. Two radiators. Two double glazed UPVC windows to rear.

CONSERVATORY

Brick and timber construction with tiled flooring and polycarbonate roof.

Carpeted stairs from Entrance Hall to first floor:-

GALLERED LANDING

Carpeted flooring, smooth ceiling with coving. Radiator. Double glazed UPVC window to front. Loft access and airing cupboard.

BEDROOM 1

Double glazed UPVC window to rear. Carpeted flooring, smooth ceiling with coving. Radiator. Fitted wardrobes. Door to En-Suite.

ENSUITE

Fitted with vanity wash hand basin with mixer tap over, double walk-in shower and WC. Tiling to the majority of the walls, heated towel rail and obscure double glazed UPVC window to rear.

BEDROOM 2

Double glazed UPVC window to front. Carpeted flooring, smooth ceiling with coving and radiator.



BEDROOM 3

Double glazed UPVC window to front. Carpeted flooring, smooth ceiling with coving and radiator.

BEDROOM 4

Double glazed UPVC window to rear. Carpeted flooring, smooth ceiling with coving and radiator. Built-in double wardrobes.

BATHROOM

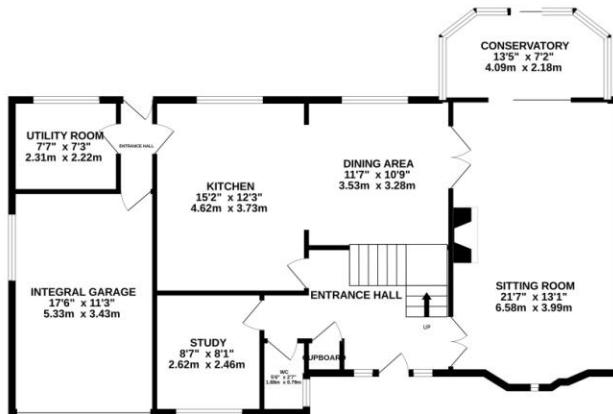
Suite comprising pedestal wash hand basin, WC, panel sided bath with mixer tap, separate double walk-in shower. Tiling to the majority of the walls, heated towel rail, vinyl flooring, smooth ceiling with coving and LED spotlights. Obscure double glazed UPVC window to rear.

OUTSIDE

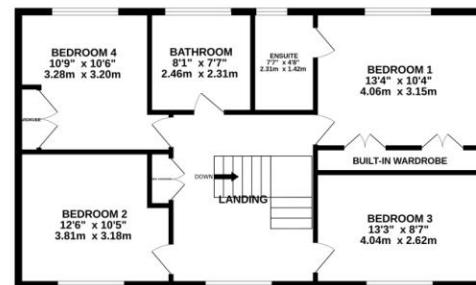
To the front of the property you will find a private driveway providing ample off-road parking for multiple vehicles and access to the integral garage. The driveway extends to the side of the dwelling leading to an additional detached garage, situated at the far-left rear of the plot and measuring approximately 22'3" x 15'1". The front garden is laid to lawn with established flowers, plants, and shrubs.

The rear of the property is a beautiful and established garden set out in different sections and perfect for multiple uses thanks to an extended patio area, mature lawn with decorative beds and borders with inset fruit trees, flowers plants and shrubs, there's currently a chicken coop to the rear of the plot and access to the detached garage which offers the potential for further development (STP).

GROUND FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



HONEY COURT, PALMERS LANE, AYLSHAM, NR11 6JA

TOTAL FLOOR AREA : 2014 sq.ft. (187.1 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 cannot 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		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTE

In accordance with the Estate Agents Act we are obliged to inform you that the vendor of this property is related to an employee of Arnolds Keys.



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