



Oak Tree House, 20 Cromer Road, Aylsham, NR11 6HE

Guide Price £1,500,000

- CHARMING AND IMPRESSIVE DETACHED RESIDENCE
- FIVE RECEPTION ROOMS
- DETACHED TRIPLE GARAGE
- REBUILT IN 2012 BY CURRENT OWNERS
- FOUR DOUBLE BEDROOMS ALL WITH ENSUITE BATHROOMS
- LANDSCAPED GROUNDS MEASURING APPROX. 0.5 ACRES
- AIR SOURCE UNDERFLOOR HEATING THROUGHOUT
- OVER 4,000 SQUARE FOOT ACCOMMODATION

Oak Tree House, 20 Cromer Road, Aylsham NR11 6HE

Situated on one of the most sought after streets in the heart of the market town of Aylsham, this exceptional four bedroom detached residence has been built by the current owners to provide over 4,000 sq. ft of contemporary designed accommodation. The home offers the perfect opportunity for those seeking a convenient yet luxury lifestyle within walking distance of one of Norfolk's most desirable locations.



Council Tax Band: G



DESCRIPTION

Having been sympathetically rebuilt in 2012 by the current owners, Oak Tree House is an impressive four bedroom, four bathroom detached residence, offering the perfect blend of contemporary design with a timeless appeal. The home is nestled within one of the most desirable roads in the heart of the market town of Aylsham, just a short walk from a host of local amenities.

The property enjoys generous, beautifully landscaped grounds measuring approximately half an acre to include a secluded patio seating area with brick built BBQ, a vegetable plot and is bordered with a variety of mature shrubs and trees. There is a gated entrance and sweeping drive leading to a detached triple garage.

Internally the home offers five versatile reception rooms, including a bay fronted, triple aspect living room, a fantastic sun room/dining area with vaulted ceiling, snug room, home office and dining room; providing ample space for family living, entertaining, and working from home. The kitchen / breakfast room with island unit provides ample space for hosting family, and leads to the side entrance hall with utility room, cloakroom, boiler room and integral garage.

The main hallway offers a grand entrance with a striking central oak staircase, complemented by solid oak doors and engineered oak flooring with under floor heating throughout. To the first floor a bright and spacious landing lead to four double bedrooms; each with their own ensuite.

This property is also being sold with no onwads chain.

MAIN ENTRANCE HALLWAY

Timber framed door to front entrance, engineered oak flooring, central oak staircase leading to the first floor, built in storage cupboard.

LIVING ROOM

A triple aspect room with two double glazed sash windows to the rear, two to the front and a bay window to the side aspect, a Stovax inset wood burning stove with ceramic hearth, carpet flooring.

HOME OFFICE

Two double glazed sash windows to front aspect, engineered oak flooring.

DINING ROOM

Two double glazed sash windows to side aspect, engineered oak flooring.

CLOAKROOM

Fitted with a WC, vanity unit with inset wash hand basin, engineered oak flooring, extractor fan.

KITCHEN/BREAKFAST ROOM

A dual aspect room with double glazed sash windows to either side aspect, timber framed door to patio area, fitted with a range of wood fronted wall and base units and island unit with granite work surface over, fitted Neff appliances to include a five ring electric hob, two integrated electric ovens, dishwasher, and space for a free standing American fridge/freezer, integrated

under counter wine cooler, Travertine tiled flooring. The island unit features power points and a breakfast bar, step up to sun room:-

SUN ROOM

A bright dual aspect room with decorative double glazed windows to either side aspect, engineered oak flooring, double glazed skylights.

SNUG ROOM

A dual aspect room with double glazed sash window to the rear and front aspect, engineered oak flooring.

SIDE HALLWAY

Travertine tiled flooring, timber framed doors to front entrance and rear garden, built in storage cupboard.

PANTRY

Travertine tiled flooring continued, shelving units, lighting.

CLOAKROOM

Double glazed sash window to rear aspect, WC, vanity unit with inset wash hand basin, extractor fan, Travertine tiled flooring continued.

UTILITY ROOM

Double glazed sash window to front aspect, fitted with base units with worksurface over and inset stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, space for a free standing fridge/freezer, extractor fan, water softener.

BOILER ROOM

Double glazed sash window to rear aspect, Travertine tiled flooring, air source heating system, door to:-

GARAGE/GYM

Currently set up as as gym, with double glazed window to rear aspect, electric roller door, radiator, engineered oak flooring.

FIRST FLOOR LANDING

Triple aspect with double glazed window to front aspect and one to side, two built in storage cupboards, carpet flooring, doors to all rooms.

BEDROOM ONE

Two double glazed sash windows to front aspect and one to rear aspect in dressing area, carpet flooring, door to ensuite. The dressing area has three built in double wardrobes and a fitted dressing table.

ENSUITE

Double glazed window to rear aspect, fitted with a three piece suite comprising walk in shower cubicle with mains connected shower and rainfall shower head, WC, vanity unit with wash hand basin, vinyl flooring, heated towel rail, shaver charging point, extractor fan.

BEDROOM TWO

Two double glazed sash windows to front aspect, carpet flooring, walk-in wardrobe, door to:-

ENSUITE

Double glazed sash window to side aspect, fitted with a three piece suite comprising walk in shower cubicle with mains connected shower and rainfall shower head, WC, vanity unit with wash hand basin, vinyl flooring, heated towel rail, shaver charging point, extractor fan.

BEDROOM THREE

Double glazed sash window to side aspect, carpet, built in double wardrobe, door to:-

ENSUITE

Double glazed window to side aspect, fitted with a three piece suite comprising walk in shower cubicle with mains connected shower, WC, vanity unit with wash hand basin, vinyl flooring, heated towel rail, shaver charging point, extractor fan.

BEDROOM FOUR

Double glazed sash window to side aspect, carpet, door to:-

ENSUITE

Double glazed window to side aspect, fitted with a three piece suite comprising walk in shower cubicle with mains connected shower, WC, vanity unit with wash hand basin, tiled flooring, heated towel rail, shaver charging point, extractor fan.

EXTERNAL

The property is approached via secured gated entrance with a walled frontage. The sweeping driveway is laid to hard standing and leads to the triple garage at the rear, which is brick built with a tiled roof and divided into one single garage and one double. Both garages have access to storage within the roof space, electric roller doors, power and lighting.

The landscaped grounds measure approximately half an acre and feature lawned areas, a paved patio seating area with brick built BBQ, borders filled with a variety of mature shrubs and trees; including a magnolia and cherry blossom tree, a vegetable plot area with greenhouse and an assortment of fruit trees.

LOCATION

The property is situated on Cromer Road, just a short walk from the Church of St Michael and the popular market town of Aylsham. Aylsham offers a wide range of amenities including traditional shops, bakeries and pubs/restaurants, a range of supermarkets, a doctors' and dental surgery and opticians. The town also offers highly rated high, first and pre schools and has direct bus links to the coast and Norwich City Centre.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Air source heat pump with under floor heating.

This property is in a conservation area. Please be aware that there are trees within the grounds subject to a Tree Preservation Order.







Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

