

# Arnolds | Keys



## The Sycamores, 16 The Street, Burgh-next-Aylsham, NR11 6AB

Guide Price £600,000

- \*VENDOR FOUND\*
- 2 MILES SOUTH EAST OF AYLSHAM MARKET TOWN
- GENEROUS GROUNDS MEASURING JUST UNDER 0.5 ACRES
- LARGE DRIVEWAY AND CAR PORT
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- DUAL ASPECT LIVING ROOM WITH WOOD BURNER
- MEADOW VIEWS



# 16 The Street, Burgh-next-Aylsham NR11 6AB

A charming four bedroom home occupying a generous plot of established and well maintained gardens. The property is situated in the idyllic village of Burgh-next-Aylsham, just 2 miles from the market town, offering spacious and versatile accommodation.



Council Tax Band: D



## DESCRIPTION

This fantastic family home is situated on a generous sized plot measuring just under half an acre, offering a beautiful and mature rear garden with a large driveway to the front with carport and access to the garage.

Internally, the property boasts versatile accommodation with three/four reception rooms; including a home office, dining room, a music room which could be used as a fourth bedrooms, and a dual aspect living room with wood burning stove and wonderful views to the meadow and garden. A kitchen/breakfast room, third bedroom, cloakroom and utility room complete the ground floor accommodation. To the first floor are two double bedrooms and a family bathroom.

## ENTRANCE PORCH

Timber framed door to front entrance, tiled flooring, door to hall.

## ENTRANCE HALL

Stairs to first floor, carpet, radiator.

## DINING ROOM

Floor to ceiling double glazed windows to rear aspect and double glazed window to side, radiator, carpet, open fireplace with brick surround.

## LIVING ROOM

Dual aspect with double glazed window to side and floor to ceiling length windows to rear aspect, timber framed door to side entrance to garden, carpet, radiator, inglenook fireplace with wood burning stove.

## STUDY

Double glazed window to rear aspect, carpet, radiator, fitted shelving units and desk.

## BEDROOM THREE

Timber framed double glazed patio doors to the rear garden, radiator, carpet flooring.

## KITCHEN

Two double glazed windows to front aspect, wooden fronted wall and base units, integrated Bosch electric oven and grill, dishwasher, Bosch electric induction hob, one and a half stainless steel sink and drainer, space for free standing fridge freezer, radiator, vinyl flooring, built in storage cupboard housing boiler, door to cloak room.

## CLOAKROOM

WC, wash hand basin, vinyl flooring, extractor fan.

## RECEPTION ROOM/FOURTH BEDROOM

Double glazed window to rear aspect, carpet, radiator.

## LANDING

Double glazed window to rear aspect, carpet, built in airing cupboard with shelving units.

## BEDROOM TWO

Double glazed window to rear aspect, built in wardrobe, eaves storage, carpet, radiator.

## BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, two built in wardrobes, eaves storage.

## BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a four piece suite comprising bath, shower cubicle with electric shower, pedestal wash hand basin, WC, vinyl flooring, heated towel rail.

## GARAGE

The garage has an up and over door, power and lighting. There is space above the loft which is boarded and has lighting. Courtesy door and window to rear

## EXTERNAL

To the front the property boasts a large shingle driveway with access to the garage with a car port to the side. There are gates at either side of the property providing access to the mature rear garden. Within the grounds is an enclosed area with fruit trees and two sheds, a wood shed with a further shed to the side for extra storage, a patio seating area with pergola over, brick built BBQ area, a well, pond and a fantastic variety of mature shrubs, flowers and trees, including acer and sycamore trees.

## AGENTS NOTES

This property is Freehold.

Mains water and electricity connected.

New sewage treatment system installed in August 2025.

Oil fired central heating.

Council tax band: D

This property is situated within a conservation area.



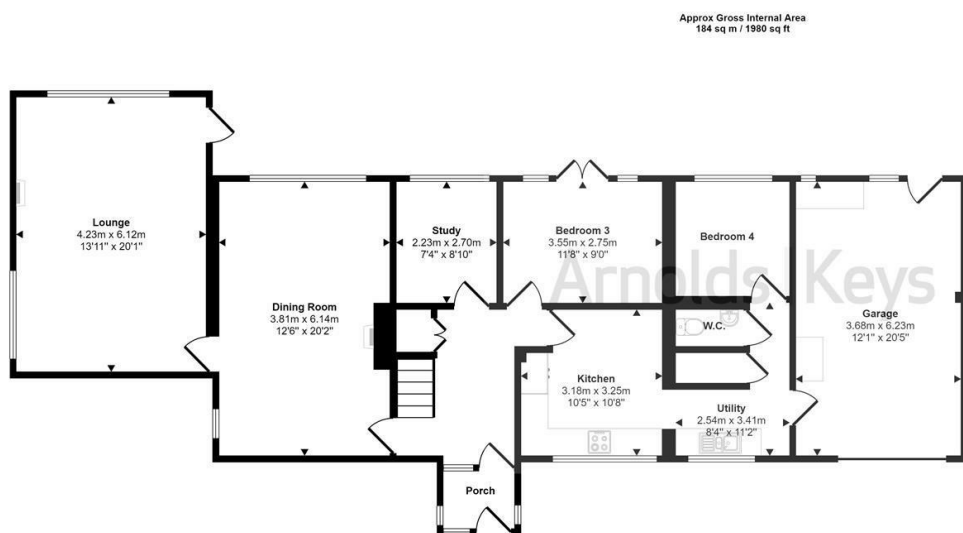


## Viewings

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

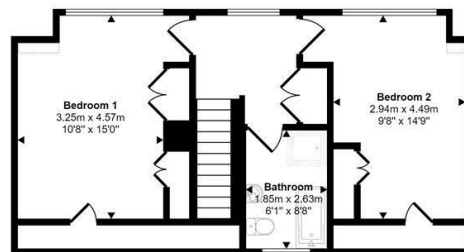
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	65
England & Wales		EU Directive 2002/91/EC



Ground Floor  
Approx 133 sq m / 1430 sq ft

Denotes head height below 1.5m



First Floor  
Approx 51 sq m / 550 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

