

# Arnolds | Keys



## Catwood Cottage Woodgate, Aylsham, NR11 6UJ

Guide Price £260,000

- NO ONWARD CHAIN
- EXTERNAL ATTACHED STORE ROOM
- CLOSE TO AYLSHAM MARKET PLACE
- GENEROUS PLOT MEASURING APPROX. 0.2 ACRES
- WELL PRESENTED DETACHED BUNGALOW
- SURROUNDED BY OPEN COUNTRYSIDE
- TWO RECEPTION ROOMS
- LOCATED ALONGSIDE THE WEAVERS WAY WALKING ROUTE

# Catwood Cottage Woodgate, Aylsham NR11 6UJ

**\*NO ONWARD CHAIN\*** This charming detached bungalow enjoys a delightful setting, surrounded by countryside on the outskirts of Aylsham. The property is situated on a generous plot measuring approximately 0.2 acres with ample off road parking and a mature garden.



Council Tax Band: C



## DESCRIPTION

This delightful bungalow occupies a generous plot of approximately 0.2 acres and enjoys a wonderful semi-rural setting overlooking open fields. Green Lane runs alongside Marriott's Way, offering direct access to picturesque walking, cycling and countryside routes, while Aylsham's historic Market Place and excellent local amenities are just two miles away.

The accommodation has been extended over time and comprises a fitted kitchen/breakfast room, separate dining room and a spacious living room enjoying views over the surrounding gardens. There are three bedrooms and a fitted family bathroom, providing comfortable and versatile single storey living.

Outside, the property sits within established gardens on all sides, offering ample outdoor space, privacy and potential for further enhancement, subject to any necessary consents. The attractive location, generous plot and delightful field views combine to create a rare opportunity to acquire a detached bungalow in one of Aylsham's most picturesque settings.

## KITCHEN/BREAKFAST ROOM

Double glazed window to side and rear aspect, uPVC door to entrance, wall and base units with inset stainless steel sink and drainer, space for electric oven, space and plumbing for washing machine and tumble dryer, under counter fridge and space for free standing fridge freezer, vinyl tiled flooring, radiator, open to:-

## DINING ROOM

Double glazed window to rear aspect, laminate flooring.

## LIVING ROOM

Double glazed window to front aspect, laminate flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to side aspect, bath with mains connected shower over, WC, pedestal wash hand basin, vinyl flooring, heated towel rail, extractor fan

## BEDROOM ONE

Dual aspect room with double glazed window to front and side aspect, laminate flooring, radiator.

## BEDROOM TWO

Double glazed window to front aspect, laminate flooring, radiator.

## BEDROOM THREE

Dual aspect room with double glazed windows to side and rear aspect, laminate flooring, radiator.

## EXTERNAL

The property features ample space for parking to the side and rear of the property. Externally, the mature plot wraps around the property and is mainly laid to lawn with various sheds and a timber framed garage. There is also an attached store room.

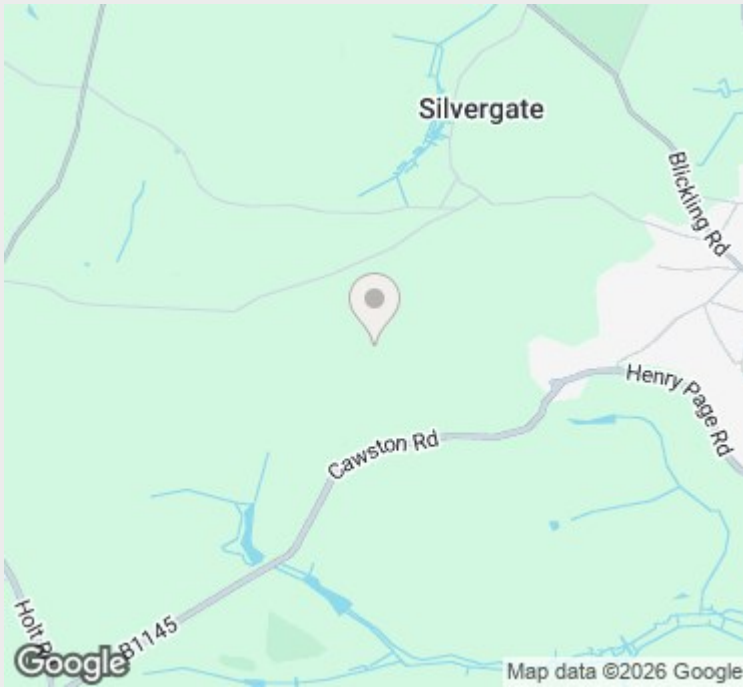
## AGENTS NOTES

This property is Freehold.  
Council tax band: C (Broadland)  
Private borehole water supply.  
Drainage via septic tank.

## LOCATION

Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities and a strong sense of community. The town centre provides a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities and a traditional twice weekly market. Well regarded schools, including Aylsham High School and Bure Valley School, further enhance the town's appeal. Surrounded by beautiful Norfolk countryside, Aylsham enjoys easy access to a wealth of outdoor and leisure opportunities. The nearby Bure Valley Path and Railway provide scenic routes through the countryside, while the renowned Blickling Estate is just a short distance away, offering historic parkland and woodland walks. The Norfolk Broads at Wroxham and the stunning North Norfolk coastline are both within easy reach.

The town is ideally positioned for commuters and those seeking a balance between rural living and modern convenience, with Norwich accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.



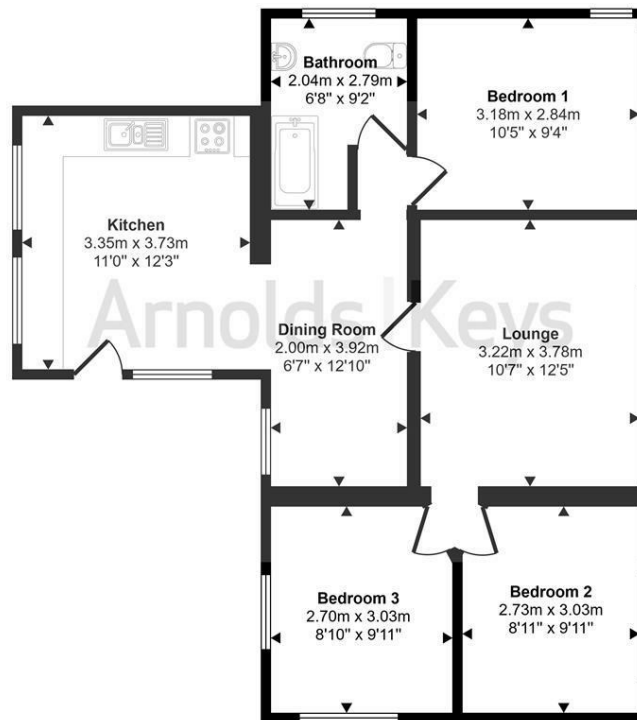
## Viewings

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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
69 sq m / 747 sq ft



Floorplan

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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

