



GUIDE PRICE

£575,000

Oakfield Road, Aylsham, NR11 6AL

Arnolds | Keys



THE PROPERTY

Hillside Oakfield Road, Aylsham, NR11 6AL

An idyllic three bedroom detached home ideally positioned within walking distance to the popular market town of Aylsham. The property boasts beautifully presented and spacious accommodation comprising a welcoming entrance hall, kitchen/breakfast room, dining room, living room, conservatory and a groundfloor cloakroom. To the first floor are three generous bedrooms, with the principal room featuring an ensuite and a family bathroom. The property further benefits from a double garage, a large driveway and delightful gardens that wrap around the property.



Positioned just a short stroll into town and close to nearby schools, the property is the perfect home for those looking for a convenient lifestyle in a quiet setting.



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THE DETAILS

Property Details

ENTRANCE HALL

Composite door to front entrance, carpet, radiator, carpeted stairs to first floor, integral door to garage.

KITCHEN

Double glazed window to front aspect, uPVC door to side entrance, fitted with wall and base units with ceramic sink and drainer, space and plumbing for dishwasher, space for freestanding fridge/freezer, NEFF integrated double electric oven with warming drawer, NEFF five ring gas hob with cooker hood over, tiled flooring, radiator.

DINING ROOM

Double glazed window to rear aspect, radiator, carpet flooring, archway to:-

LIVING ROOM

Timber framed double doors leading to conservatory, gas fireplace, carpet flooring.

CONSERVATORY

Double glazed windows and door to garden, radiator, tiled flooring.

CLOAKROOM

Double glazed window with obscured glass to front aspect, fitted with a WC, pedestal wash hand basin, built in cupboard, tiled flooring,

FIRST FLOOR LANDING

Double glazed window to front aspect, carpet flooring, radiator, airing cupboard.

BEDROOM ONE

Two double glazed windows to rear aspect, two built in wardrobes, carpet, two radiators, door to:-

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising a walk in shower with rainfall and mains connected shower head, WC, vanity unit with inset wash hand basin, heated towel rail, tiled flooring, extractor fan, underfloor heating.

BEDROOM TWO

Double glazed window to front aspect, carpet flooring, radiator, built in wardrobe.

BEDROOM THREE

A dual aspect room with double glazed window to side and front aspect, eaves storage, radiator, carpet.

FAMILY BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath, pedestal wash hand basin, WC, tiled flooring, heated towel rail, underfloor heating.

EXTERNAL

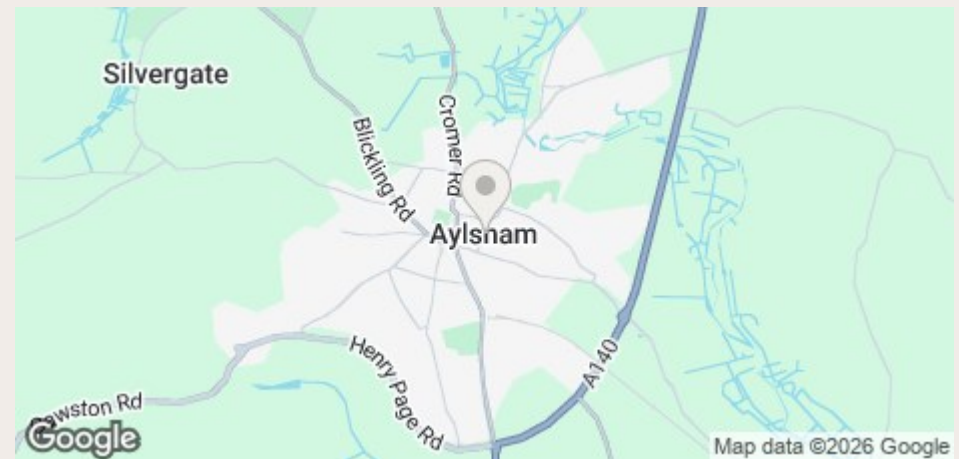
To the front the property features a double width brick weave driveway with access to the double garage, which has electric doors, power and lighting. The front and rear garden is laid to lawn and features a patio seating area and range of mature shrubs and trees.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, water and gas connected.

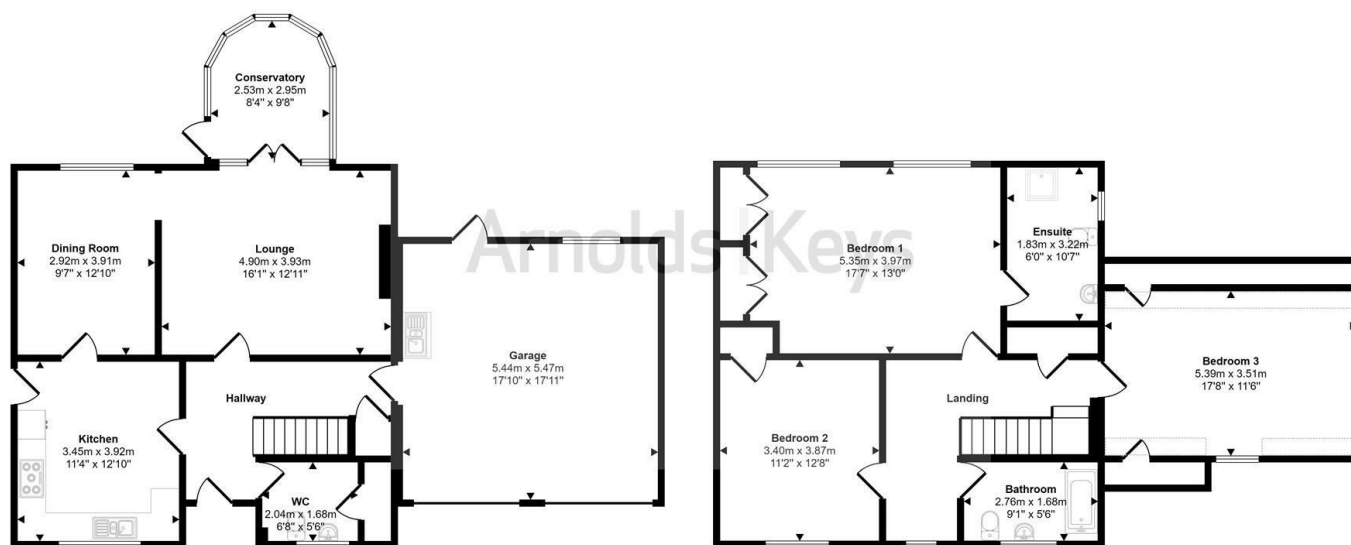
Gas central heating.



Location

Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities including a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a twice weekly market and well regarded schools. The nearby Bure Valley Path and Railway provide scenic routes, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach. Norwich is 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.

Approx Gross Internal Area
186 sq m / 2025 sq ft



Ground Floor
Approx 101 sq m / 1082 sq ft

Denotes head height below 1.5m

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.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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

