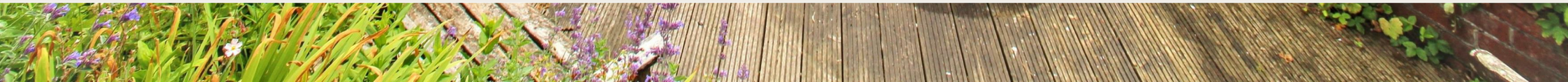


OFFERS OVER

£280,000

Hungate Street, Norfolk, NR11 6AA

Arnolds | Keys









THE PROPERTY

42 Hungate Street, Norfolk, NR11 6AA

Willow Cottage is a charming and beautifully presented cottage nestled on the highly sought after Hungate Street, just a short stroll from Aylsham Market Place.

The property is entered via a welcoming entrance hall, leading into a cottage style kitchen. The lounge/dining room is a lovely, tranquil living space overlooking the rear garden, creating a peaceful setting to relax and unwind.
On the ground floor, the main bathroom also benefits from a useful cupboard housing plumbing for a washing machine.
Upstairs, the cottage offers two bedrooms, one of which enjoys the convenience of an en suite shower room.

Outside, the private rear garden is a true highlight. A large decked terrace provides the perfect space for outdoor dining and entertaining, with a beautiful lawned garden filled with mature shrubs, roses, and wildflowers.
At the end of the garden, there is direct access to Butts Land Car Park, providing the valuable benefit of off road parking.

This charming cottage enjoys an ideal location, just a short walk into the market town of Aylsham with the added benefit of private off road parking.

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THE DETAILS

Property Details

ENTRANCE HALL
Wooden glazed panelled entrance door, carpet, radiator.

LOUNGE/DINING ROOM
Double glazed windows to front and rear aspects and doubled glazed French doors leading to the rear garden, carpet, radiator.

KITCHEN
Double glazed window to front aspect, range of wall and base units with worksurface over. Stainless steel sink and drainer, built in Nef hob and oven, space for fridge freezer, radiator, vinyl flooring and understairs cupboard.

REAR LOBBY
Door leading to the rear garden.

BATHROOM
Double glazed window to rear aspect, Wooden panelled bath with electric shower over, pedestal wash hand basin, w/c. Shaver point, radiator and vinyl flooring. Cupboard with plumbing for washing machine.

INNER LOBBY
Stairs to first floor.

LANDING
Double glazed window to front aspect, cupboard housing a Worcester gas boiler, shelving and hanging rail carpet.

MAIN BEDROOM
Double glazed window to front aspect, skylight set into an alcove to rear aspect, carpet, radiator.

EN SUITE
Hand basin, w/c, shower cubicle with electric shower, vinyl flooring, extractor fan.

BEDROOM TWO
Double glazed window to rear aspect, radiator, carpet, cupboard with shelf and hanging rail.

EXTERNAL
The front of the property is accessed by and gravel and concrete slab path with mature flower beds.
The rear garden features a spacious decking area with steps leading to a lawn and mature flower beds and well-stocked borders. There are double wooden gate which provide access to a private off road parking, conveniently connecting to Butts Land car park.

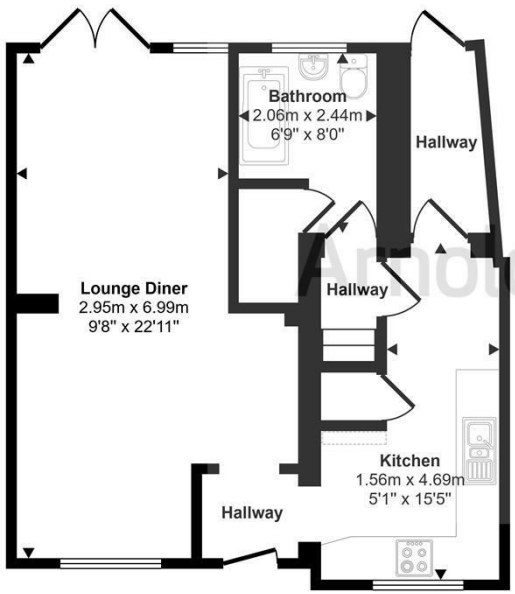
AGENTS NOTES
Willow Cottage is freehold.
Mains drains and electric, gas and water are connected.
Broadland District Council - Tax Band B



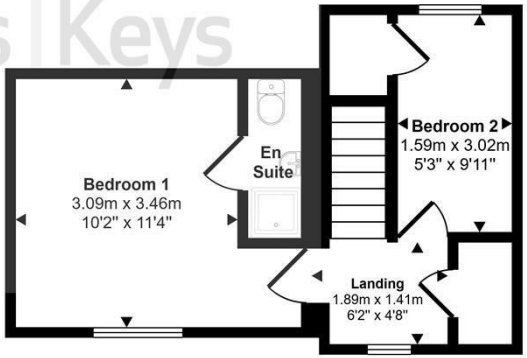
Location

Situated on a highly regarded street and within easy walking distance of Aylsham Town Centre, this property enjoys an enviable location in one of the area's most sought-after market towns. Aylsham is particularly popular for its excellent schools and wealth of local amenities, including sports facilities, bars, coffee shops, and a variety of well regarded restaurants.

Approx Gross Internal Area
75 sq m / 808 sq ft



Ground Floor
Approx 48 sq m / 520 sq ft



First Floor
Approx 27 sq m / 288 sq ft

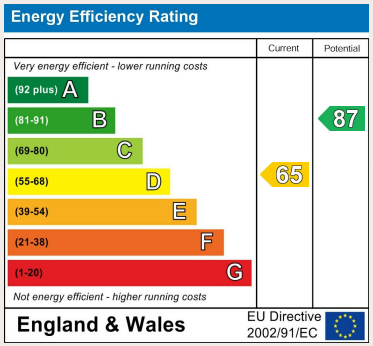
Denotes head height below 1.5m

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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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