

**SALES & LETTINGS**

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# Christmas Cottage, Aylsham Road, Swanton Abbott, Norfolk, NR10 5DL

A very generous, semi-detached period property, located near the picturesque and sought after village of Swanton Abbott, with local amenities that include countryside walks, a parish church, primary school, village hall and public house. The property also benefits from its close proximity of approximately four miles to both the market towns of Aylsham and North Walsham which afford a wealth of additional amenities including schooling for all ages, supermarkets and sports centre.

Set back from the road, the property is approached over a shingle driveway that provides ample off-road parking. To the side, a gate leads through to an enclosed paved terrace with a variety of timber outbuildings and a further gate leads through to a lawn garden with distant field views.





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- RURAL VILLAGE LOCATION
- AMPLE OFF-ROAD PARKING
- WELL-PRESENTED THROUGHOUT

- DISTANT REAR GARDEN FIELD VIEWS
- OPEN FLAN LOUNGE KITCHEN & DINING
- LESS THAN FIFTEEN MILES TO COAST & CITY

- ENCLOSED REAR GARDEN WITH OUTBUILDING
- LESS THAN FIVE MILES TO AYLHAM & NORTH WALSHAM
- THREE DOUBLE BEDROOMS, MASTER WITH DRESSING ROOM & EN-SUITE

Well-presented throughout, with many period features including exposed timber flooring, fire places and brickwork, the property enters into an enclosed porch which opens to a generous study. Separate doors from the study lead into a second reception currently used as snug but ideal as an addition bedroom with access to the family bathroom. To the rear of the property, a fabulous open plan kitchen, lounge and dining room, with separate utility room overlooks and opens, with double doors, out to the rear terrace, providing the ideal setting for alfresco dining. To the first floor, three double bedrooms, the master with a dressing room and an en-suite bathroom complete this generous accommodation.

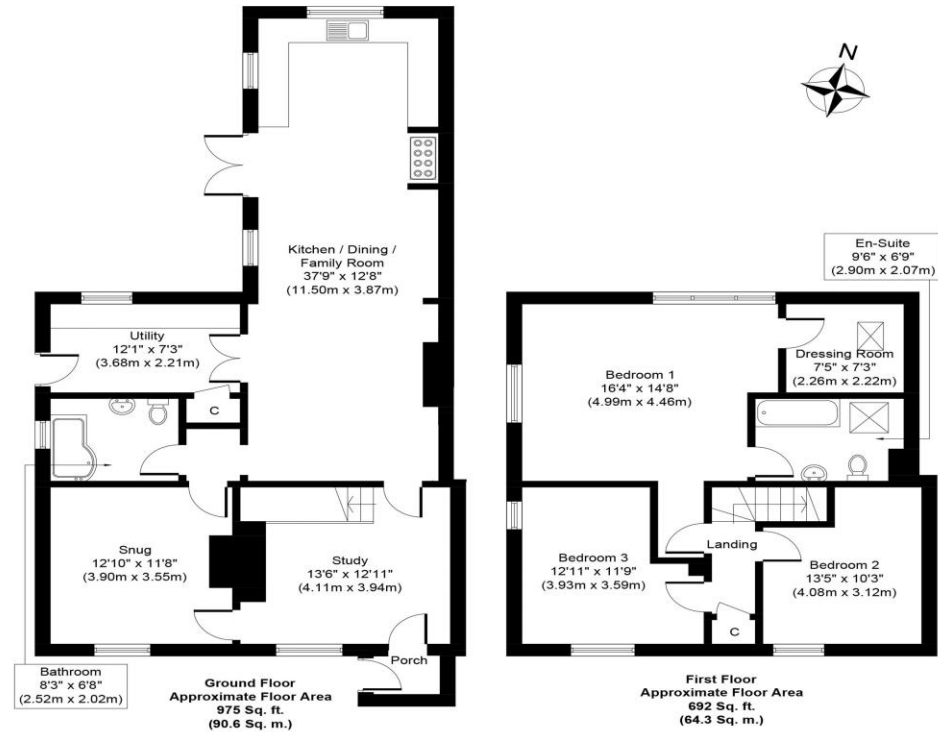
The property further benefits from its proximity to the North Norfolk seaside town of Cromer which lies approximately fifteen miles to the North and the capital city of Norwich, thirteen miles to the south where you will find historical interest, restaurants, night life and a variety of shops.

Agent's Note: The property has a deed of easement, which pertains to the rear garden.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

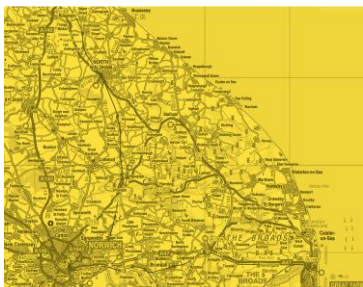
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59   D  | 76   C    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





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|   |   |  |   |   |   |   |
|---|---|--|---|---|---|---|
|    |    |    |    |    |    |  |
| Sales   | Property Auctions   | Lettings   | Property Management   | Sale/ Rental Valuation  | Estate Administration (Probate)   | Land & New Homes  |
|  |  |  |  |  |  |   |
| Second Home Service   | Property Cleaning Service   | Mortgages  | Solicitors  | Surveyors   | Service Providers   |   |



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Stobart & Hurrell  
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

