



Cherry Tree House Burgh Road, Aylsham

Norwich



Minors & Brady

Cherry Tree House is a home that feels instantly welcoming, with a confident presence and a layout that just works. The generous frontage and parking give it a sense of ease before you've even stepped inside, while the overall setting hints at the space within. Once in, the rooms flow naturally, striking a balance between open, sociable areas and quieter corners to retreat to. It's a house that adapts effortlessly to daily life, whether that's busy mornings, working from home, or relaxed evenings in. The finish throughout is thoughtful without being overdone, giving it a comfortable, lived-in quality that's easy to make your own. Upstairs, the bedrooms are well judged in both size and practicality, making it ideal for growing families or those needing flexibility. With a sunny, private garden and energy-conscious touches, it's a home that feels as good to live in as it looks, all year round.

- Attractive detached home with a confident, welcoming feel and strong kerb appeal
- Generous frontage with a large driveway, comfortably accommodating multiple vehicles
- Double garage providing valuable storage space as well as everyday practicality
- Well-balanced layout offering a natural flow between living, working, and relaxing spaces
- Bright orangery that extends the living space and can be enjoyed comfortably all year round
- Spacious kitchen/diner designed with both day-to-day living and entertaining in mind
- Cosy yet well-proportioned sitting room, centred around a characterful log burner
- Four good-sized bedrooms, all benefiting from built-in wardrobes for easy storage
- Two en-suite bedrooms alongside a modern family bathroom





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Cherry Tree House Burgh Road

Aylsham, Norwich

The Location

Burgh Road is located within a sought-after, modern residential development on the outskirts of Aylsham, a charming market town in North Norfolk. The town itself offers a wide range of amenities to cater to daily needs and leisure activities, including well-stocked supermarkets, a variety of independent shops, traditional cafés, and a medical centre. For families, Aylsham is well served by excellent local schools at both primary and secondary levels, making it a popular choice for those looking to settle in a community-oriented environment.

Transport connections from Burgh Road are convenient and practical. Regular bus services run through the town, while road access is straightforward with the nearby A140 providing direct routes to Norwich to the south and Cromer to the north. This makes the location particularly appealing for commuters as well as those seeking easy access to regional attractions.

The surrounding area is rich in scenic countryside, offering a tranquil escape and plenty of opportunities for outdoor activities. Residents can enjoy extensive walking and cycling routes, taking in the rolling fields, quiet lanes, and nearby woodlands. Additionally, the historic Blickling Estate, with its grand house, gardens, and parkland, is just a short distance away, providing a cultural and recreational highlight for locals and visitors alike.



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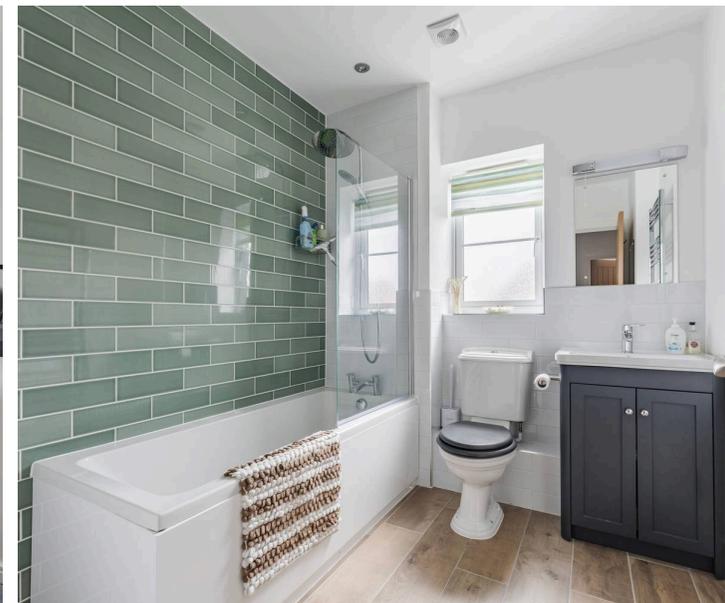
Cherry Tree House is an attractive and well-appointed detached home, set behind a generous frontage that immediately establishes a sense of space and presence. The property benefits from a substantial driveway providing parking for four or more vehicles, in addition to a double garage.

Its red brick exterior, complemented by light-framed windows and an oak-beamed storm porch, creates a timeless and elegant first impression with strong kerb appeal.

Upon entering, a welcoming entrance hall provides access to the principal ground floor rooms. To the front, a versatile study offers flexibility for use as a home office, snug, or playroom. A convenient ground floor WC is also located off the hallway.

The main sitting room is a particularly inviting space, centred around a characterful log burner, making it ideal for both everyday living and cosy evenings. From here, access is provided to a bright and well-designed orangery, creating a natural extension of the living space. The orangery benefits from heating, power sockets, and dimmable downlights, allowing it to be enjoyed year-round as an additional sitting or dining area.

To the rear of the home, the layout also opens into a spacious kitchen/diner, designed with both functionality and entertaining in mind. The kitchen is fitted with integrated NEFF appliances, including a double oven, dishwasher, fridge, and freezer, alongside ample storage and worktop space. A separate utility room adds further practicality.



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The ground floor benefits from underfloor heating throughout, enhancing comfort and efficiency (excluding the orangery). Upstairs, the property offers four well-proportioned bedrooms, all of which include built-in wardrobes, providing excellent storage. Two of the bedrooms benefit from their own en-suite bathrooms, while the remaining bedrooms are served by a modern family bathroom, creating a well-balanced and practical arrangement for family living.

Externally, the rear garden enjoys a desirable south-facing aspect, allowing for plenty of natural sunlight throughout the day. The plot is of a good size, large enough for outdoor enjoyment yet designed to remain easily manageable. It is enclosed by mature hedging, offering a good degree of privacy.

Further benefits include the installation of solar panels, which provide an additional annual income in the region of £200-£300, contributing to the home's overall efficiency.

Cherry Tree House combines thoughtful design, practical features, and attractive presentation, making it a well-rounded home suited to modern family living.

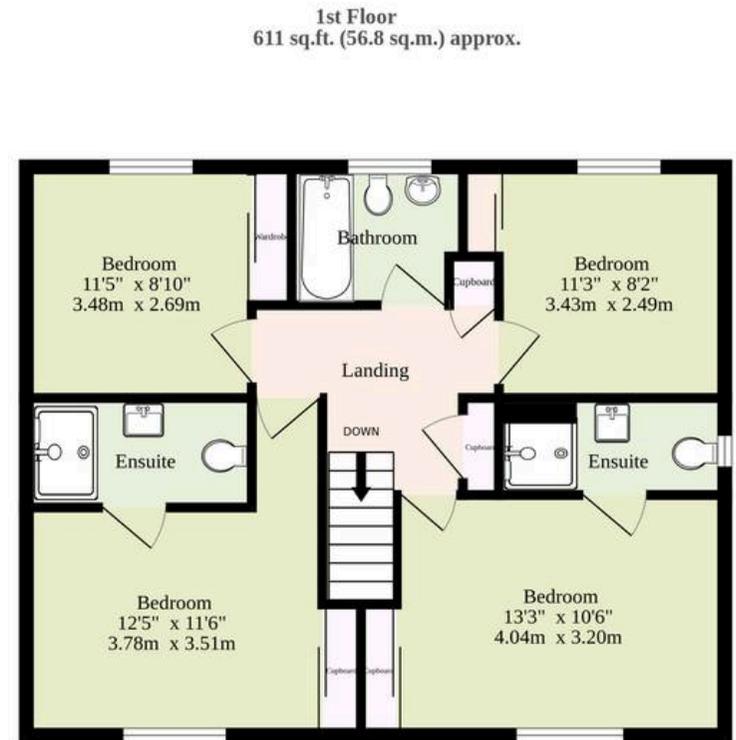
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please be aware that approved plans are in place for residential development on the adjacent field.



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TOTAL FLOOR AREA : 1849 sq.ft. (171.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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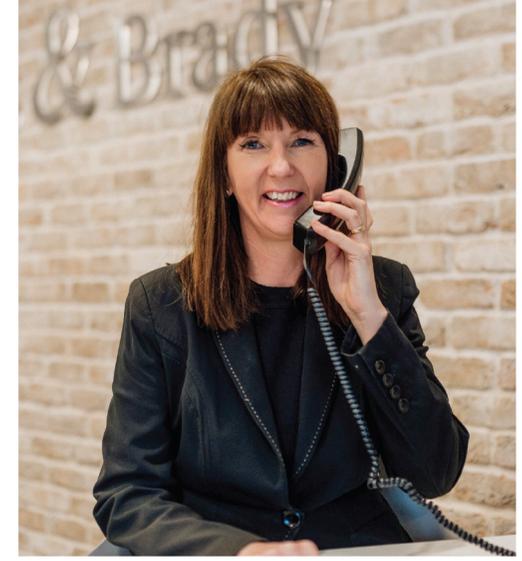
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Meet *Claire*
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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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