

Arnolds | Keys



63 Soame Close, Aylsham, NR11 6JF

Guide Price £270,000

- NO ONWARDS CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN DINING ROOM
- SOUGHT AFTER LOCATION
- SEMI DETACHED BUNGALOW
- BEAUTIFUL FIELD VIEWS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

63 Soame Close, Aylsham NR11 6JF

Nestled on the peaceful cul-de-sac of Soame Close, this charming two bedroom semi detached bungalow is conveniently located just a short distance from Aylsham's desirable town centre. The property is well laid out and offers a private rear garden, front garden and a driveway.



Council Tax Band: C



DESCRIPTION

This delightful two bedroom semi detached bungalow is situated on the quiet cul-de-sac of Soame Close, located a short distance from the highly sought after Town Centre of Aylsham. The property is well presented throughout and benefits from a dual aspect kitchen / diner, a large living room, a private rear garden with beautiful field views, a front garden and driveway.

LOCATION

Voted one of the most desirable places to live, Aylsham is a traditional town which boasts a range of amenities from a choice of three supermarkets, a doctors and dental surgery, opticians, coffee shops and restaurants and local independent shops. The town also features highly rated schools from pre school to High School. There are regular weekly markets offering a range of local produce and crafts.

Aylsham offers public transport links with a bus stop directly in Town with routes into the Cathedral City of Norwich and out to the North Norfolk Coast.

ENTRANCE HALL

uPVC door with obscured glass to front, carpeted, built in cupboard, entrances leading to kitchen and living room.

LOUNGE

uPVC double glazed window to front aspect, wooden door with panelled glass, radiator, carpeted.

INTERNAL HALL

Carpeted, airing cupboard, entrances to living room, bedrooms and bathroom.

BATHROOM

uPVC double glazed window to side aspect, vinyl flooring, heated towel rail, WC, vanity unit with inset hand wash basin, panelled bath, free standing shower connected to mains water.

BEDROOM ONE

uPVC double glazed window to rear garden aspect, carpeted, radiator, free standing wardrobes.

BEDROOM TWO

uPVC double glazed window to rear garden aspect, carpeted, built in wardrobes, radiator.

KITCHEN/DINING ROOM

Dual aspect room with uPVC double glazed window to side and one to the front, laminate flooring in the kitchen, carpet in the dining area, wall and base units with counter over, stainless steel sink with drainer, oven, fridge, dishwasher.

LAUNDRY/UTILITY ROOM

uPVC French doors with obscured glass leading to front garden, uPVC door with obscured glass leading to rear garden, uPVC window with obscured glass to side aspect, carpet tiled flooring, plumbing for washing machine.

EXTERNAL

To the front is a driveway and a lawned area surrounded by flower beds containing mature shrubs and flowers. To the side is sheltered patio area the rear garden is paved and surrounded by flower beds with mature shrubs, flowers and trees. There are also beautiful field views.

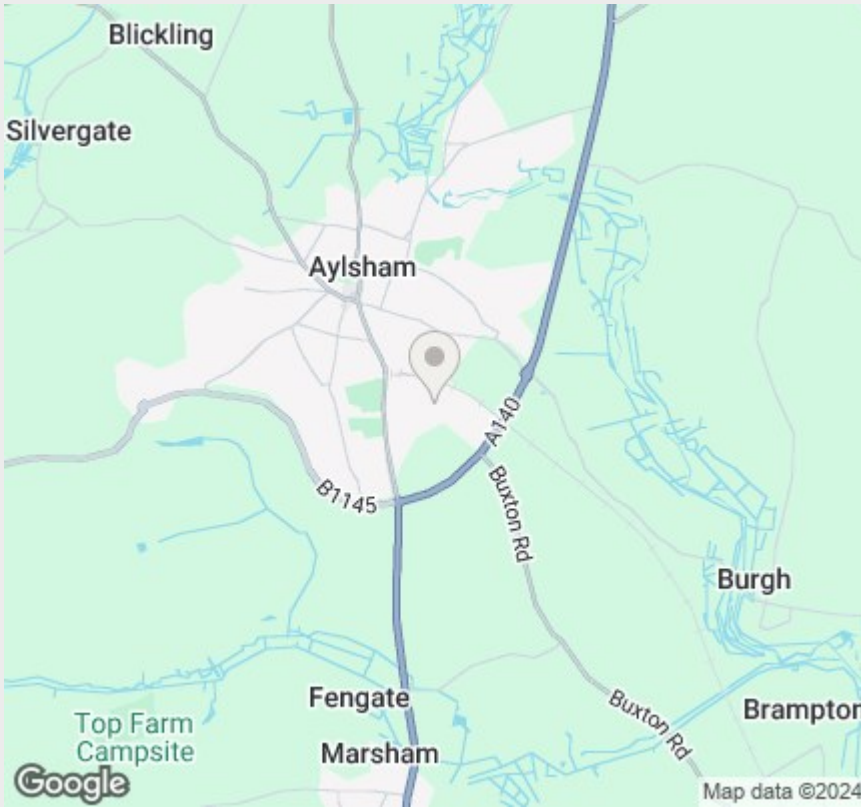
AGENTS NOTES

Freehold.

Council Tax: Broadland Band C.

Mains drainage.


Water and Gas Connected.

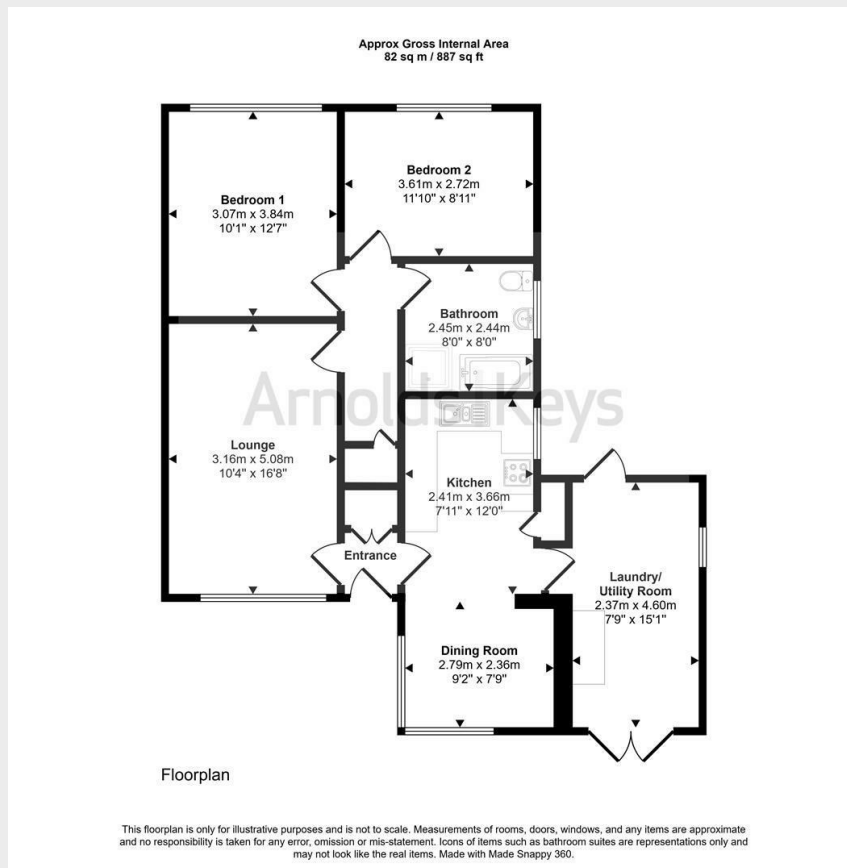


Viewings

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) A		89	93
(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 and are 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.

