

# Arnolds | Keys



2 Mill Lane, Aylsham, NR11 6WA

Guide Price £450,000

- DETACHED THREE STOREY HOUSE
- MAIN BEDROOM WITH ENSUITE
- OFF ROAD PARKING AND GARAGE EN BLOC
- AWARD WINNING DEVELOPMENT
- FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- SPACIOUS KITCHEN DINER
- CLOSE TO MARKET PLACE

# 2 Mill Lane, Aylsham NR11 6WA

A substantial detached family home situated within the sought after, award winning Hopkins Homes development. The property boasts bright and spacious accommodation, with off road parking, garage and is conveniently located close to the popular market town of Aylsham.



Council Tax Band: E



## **DESCRIPTION**

The property is ideally located within the popular, award winning Hopkins Homes development which is conveniently located close to the market place of Aylsham, offering a host of local amenities. This substantial family home offers bright, contemporary accommodation occupying three storeys and comprising entrance hall with ground floor cloakroom, living room, kitchen diner, four bedrooms; one with ensuite, and a family bathroom.

Externally there is off road parking to the rear and a single garage, both of which can be accessed through the enclosed rear garden.

## **ENTRANCE HALL**

UPVC door to front entrance, tiled flooring, radiator.

## **KITCHEN/DINER**

Double glazed sash window to front and window to rear aspect, comprising wall and base units with worksurface over, inset stainless steel one and a half sink and drainer, space and plumbing for a dishwasher, Rangemaster double electric oven with 6 ring gas hob and cooker hood over, tiled flooring, built in under stairs storage cupboard.

## **UTILITY ROOM**

Comprising base units with worksurface over housing stainless steel sink and drainer. space and plumbing for a dishwasher and washing machine, space for a freestanding fridge freezer, tiled flooring, radiator, UPVC door to rear entrance.

## **CLOAKROOM**

Fitted with a WC, wash hand basin, radiator, tiled flooring continued.

## **LIVING ROOM**

A dual aspect room with double glazed window to front and UPVC double glazed door to rear aspect, electric fireplace with ceramic surround, carpet and radiator.

## **FIRST FLOOR LANDING**

Built in storage cupboard, carpet flooring, double glazed window to rear aspect.

## **BEDROOM ONE**

A dual aspect room with double glazed sash window to front and window to side, two double built in wardrobes, two radiators, carpet flooring. Door to;

## **ENSUITE**

Double glazed sash window to front, fitted with a three piece suite comprising shower cubicle with

mains connected shower, WC, wash hand basin, extractor fan, shaver charging point, tiled flooring, radiator.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with shower head attachment, WC, wash hand basin, vinyl tile effect flooring, extractor fan, shaver charging point, radiator.

## **BEDROOM THREE**

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

## **SECOND FLOOR LANDING**

Double glazed Velux window to rear, radiator, carpet flooring.

## **BEDROOM TWO**

A dual aspect room with double glazed sash window to front and window to rear, built in storage cupboard, radiator, carpet flooring.

## **SHOWER ROOM**

Double glazed Velux window to rear. Fitted with a three piece suite comprising shower cubicle with mains connected shower, WC, wash hand basin, extractor fan, shaver charging point, tiled flooring, radiator.

## **BEDROOM FOUR**

Double glazed sash window to front aspect, built in cupboard, carpet, radiator.

## **EXTERNAL**

Externally the property boasts a low maintenance rear garden which is fully enclosed and mainly laid to lawn with a patio seating area. There is rear access to the garage and parking space.

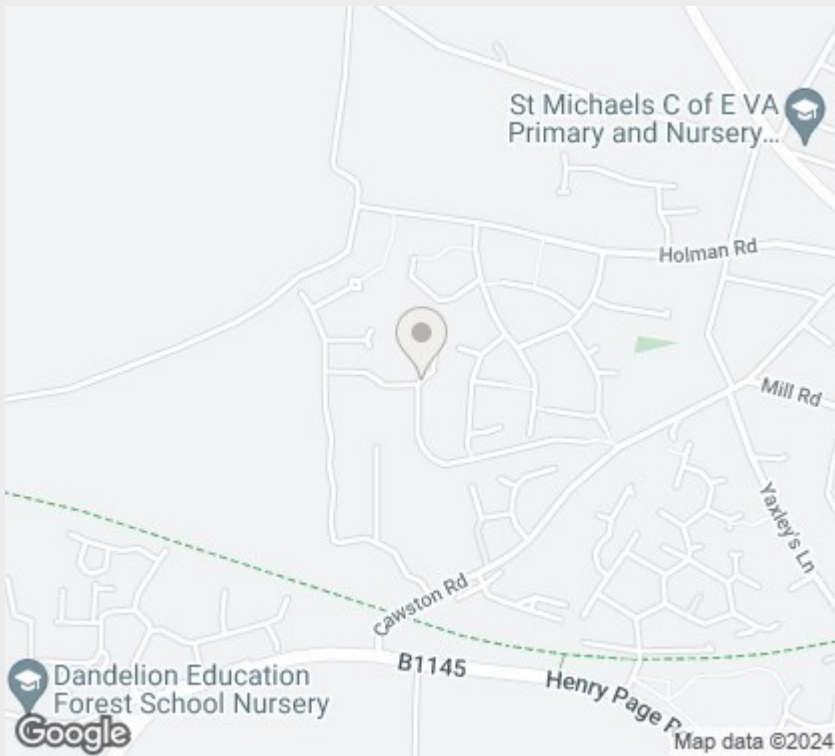
## **AGENTS NOTES**

This property is Freehold.

Mains gas central heating.

Mains water, electricity and drainage connected.

Council tax band: E



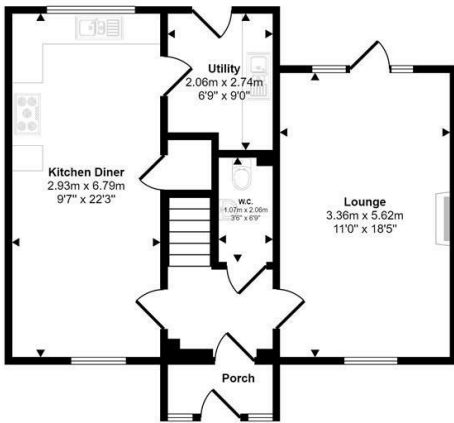
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

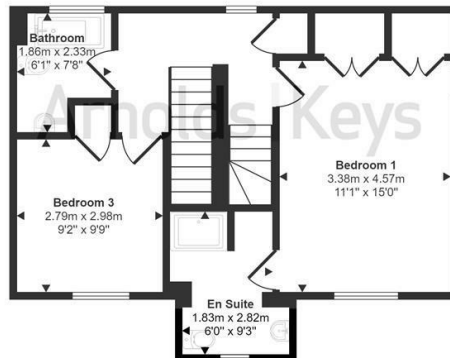
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>77</b>	<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
142 sq m / 1529 sq ft

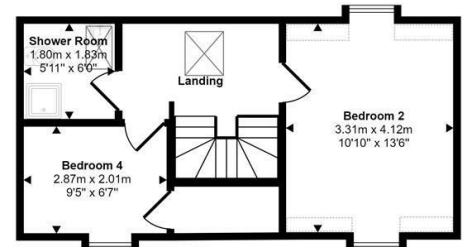


Ground Floor  
Approx 57 sq m / 617 sq ft

Denotes head height below 1.5m



First Floor  
Approx 50 sq m / 535 sq ft



Second Floor  
Approx 35 sq m / 377 sq ft

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.

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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

