

# Arnolds | Keys



23 Charles Ewing Close, Aylsham, NR11 6LJ

Price Guide £575,000

- Detached Bungalow
- Corner Plot
- No Onward Chain
- Double Garage & Driveway
- Spacious Kitchen/Breakfast Room With Separate Utility Room
- Three Bedrooms
- Highly Desirable Location
- Beautifully Maintained & Private Gardens
- Four Reception Rooms
- En-Suite To Principle Bedroom & Family Bathroom

# 23 Charles Ewing Close, Aylsham NR11 6LJ

**\*NO ONWARD CHAIN\*** A fantastic, spacious detached bungalow enjoying a generous corner plot position in a highly sought after cul-de-sac location.



Council Tax Band: E



## DESCRIPTION

Ideally occupying a corner plot at the end of a highly desirable cul-de-sac close to the market place in Aylsham, this spacious detached bungalow enjoys a generous sized plot with beautifully maintained gardens to the rear and side and ample off road parking.

Internally the property offers substantial accommodation measuring approximately 1,850 sq ft, with a large entrance hall, home office, three double bedrooms; one with ensuite, bathroom, dining room, living room, kitchen with utility room and a garden room.

## ENTRANCE HALL

Door to front. Full length double glazed windows to rear. Loft hatch, two storage cupboards. Door leading to integral garage and a radiator.

## BATHROOM

Obscured double glazed window to side. Fitted with a four-piece suite comprising bath with shower over, vanity unit housing wash hand basin, WC and bidet. Fully tiled walls and flooring.

## BEDROOM 1

Double glazed window to front. Fitted with a range of wardrobes and over bed cupboards. Radiator.

## ENSUITE

Obscured double glazed window to side. Fitted with a four-piece suite comprising large shower cubicle, vanity wash hand basin, WC and bidet. Fully tiled walls and flooring. Radiator.

## BEDROOM 2

Double-glazed window to front. Fitted with a range of wardrobes. Radiator.

## BEDROOM 3

Double glazed window to side. Fitted with a range of over bed cupboards. Radiator.

## BEDROOM 4 / STUDY

Double glazed window to side. Currently used as a study with fitted units and desk but could easily be used as a further bedroom. Radiator.

## DINING ROOM

Double glazed window to side. Radiator.

## KITCHEN

Double glazed window to side and rear. Fitted with a range of wall and base units with work surface over, housing 1½ sink and drainer, low level breakfast bar, fitted eye level oven, gas hob with extractor over. Space for dishwasher and fridge freezer. Tiled flooring.

## UTILITY ROOM

Double glazed window and door to side. Fitted with wall and base units with work surface over housing sink and drainer unit, space and plumbing for washing machine and tumble dryer, airing cupboard housing hot water cylinder, tiled flooring and radiator.

## LIVING ROOM

A multi aspect room with double glazed window to side and bay window to rear. Gas fireplace with ceramic surround and hearth with timber mantle over, two radiators.

## GARDEN ROOM

UPVC French door to rear with double glazed windows providing views of the garden. Tiled flooring and radiator.

## OUTSIDE

The property boasts generous frontage with a brick weave driveway providing ample parking and access to the double garage.

The rear garden is mainly laid to lawn with a fantastic range of flowers and shrubs, with further areas to the side laid to hardstanding. To the rear of the property there are two patio awnings to give some shade to this sunny garden.

## DOUBLE GARAGE

With electric up and over door. Door and window to rear. Light and power connected.

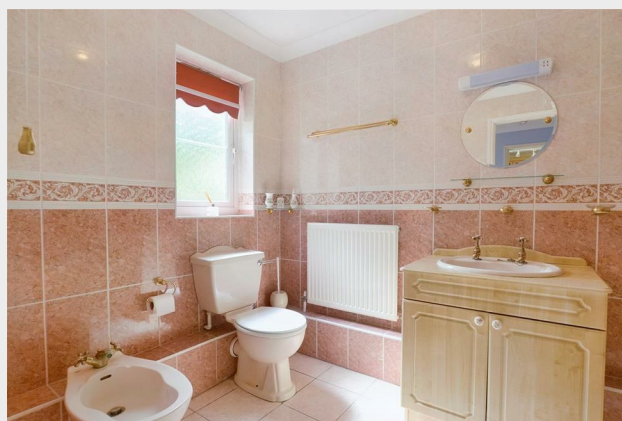
## AGENTS NOTES

This property is freehold.

Council Tax Band: E

Mains gas central heating.

Mains drainage and electric connected.



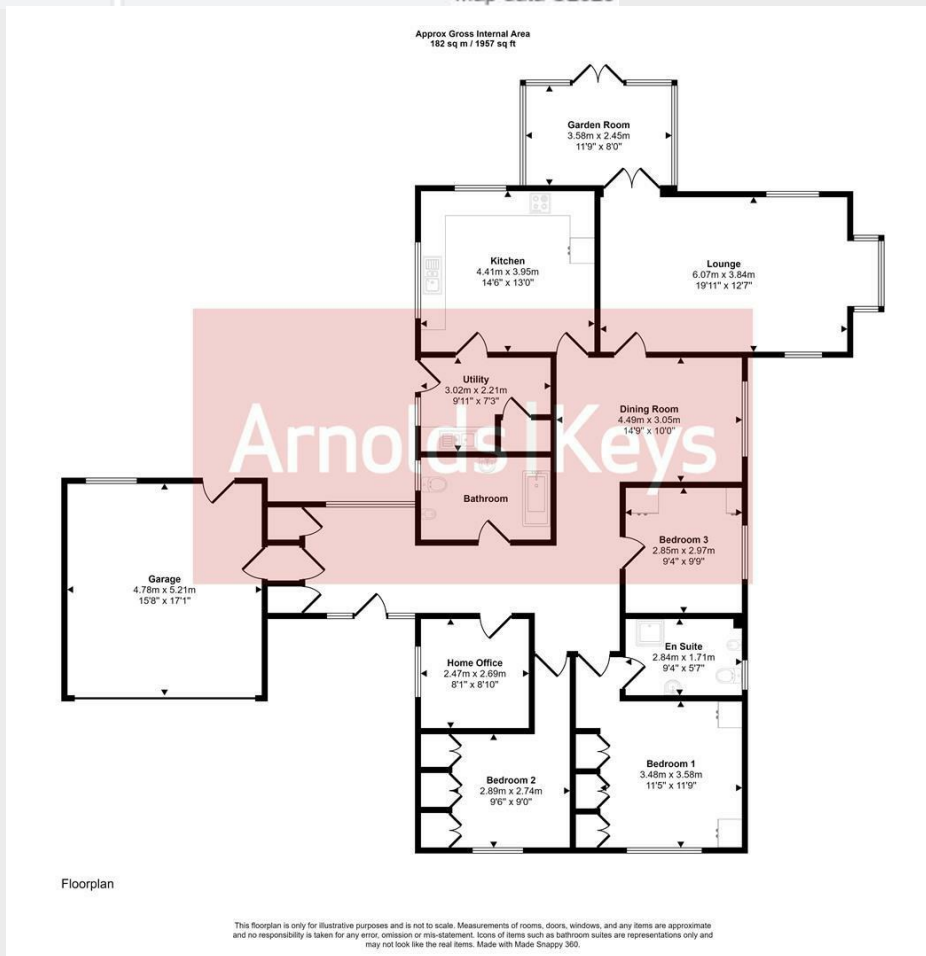


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>69</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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.