

# Arnolds | Keys



**46 Breeze Avenue, Aylsham, NR11 6WF**

**Guide Price £350,000**

- Popular Norfolk Homes Development
- Three Bedrooms
- Two Reception Rooms
- Semi Detached Modern Home
- Main Bedroom with Ensuite
- Enclosed Front and Rear Gardens

# 46 Breeze Avenue, Aylsham NR11 6WF

A modern semi detached home ideally positioned within the popular Norfolk Homes development, just a short distance from the sought after market place in Aylsham.



Council Tax Band: D



## DESCRIPTION

Situated within the popular Norfolk Homes Development within the sought after market town of Aylsham, and just a short distance from the market place, this semi detached modern home offers modern and well presented accommodation throughout. The property boasts wonderfully low maintenance and enclosed gardens with off road parking and a garage.

Internally the property comprises of an entrance hall with built in storage cupboard, living room with gas fireplace and double doors leading into the dining room; allowing for a more open plan space if desired. There are patio doors leading out to the garden from the dining room, making this room a bright entertaining space. The kitchen leads to the utility room with access to the garden and a cloakroom completes the ground floor accommodation. To the first floor there are three bedrooms, all with built in wardrobes and the main bedroom featuring an ensuite, and a family bathroom.

## ENTRANCE HALL

Double glazed door to front entrance, built in storage cupboard with light, carpet flooring.

## CLOAKROOM

Double glazed window with obscured glass to side, WC, wash hand basin, tiled flooring.

## LIVING ROOM

Double glazed window to front aspect, gas fire place with ceramic hearth and timber mantel over, glass panelled double doors to dining room, carpet flooring.

## DINING ROOM

Double glazed patio door to garden, carpet flooring.

## KITCHEN

Double glazed window to rear, fitted with a range of wall and base units with worktop over housing sink with drainer, integrated electric double oven with electric hob and extractor fan over, space for a free standing fridge/freezer, under counter lighting, tiled flooring. Door to;

## UTILITY ROOM

Double glazed door to side entrance, fitted with wall and base units with worktop over housing sink and drainer, space and plumbing for a washing machine, space for an under counter fridge/freezer if required. Wall mounted Worcester gas boiler, tiled flooring.

## FIRST FLOOR

## LANDING

Double glazed window to front, carpet flooring, radiator, built in storage cupboard.

## BEDROOM ONE

Double glazed window to front aspect, double built in wardrobe and a further double wardrobe with mirrored frontage, carpet flooring, radiator, door to;

## ENSUITE

Fitted with a three piece suite comprising of shower cubicle with 'Aqualisa' electric shower, WC, wash hand basin, extractor fan, shaver light and charging point, tiled flooring.

## BEDROOM TWO

Double glazed window to rear, double built in wardrobe with mirrored frontage, carpet flooring, radiator.

## BEDROOM THREE

Double glazed window to rear, double built in wardrobe, carpet flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to side aspect, three piece suite comprising bath with mains connected shower over, WC, wash hand basin, extractor fan, radiator, shaver charging point.

## EXTERNAL

The garden to the front of the property is fully enclosed, lined with a wrought iron fencing and is laid to shingle to make it ideally easy maintenance. A paved pathway leads to the front door. A side gate provides access to the rear garden which is partly laid to lawn, partly shingled/paved and features a range of mature shrubs. The single garage can be accessed from the garden and features power and lighting with an up and over door to access the off road parking space provided.

## AGENTS NOTES

This property is freehold.  
Mains electricity and drainage connected.  
Mains gas central heating with under floor heating supplied to the ground floor.  
Council tax band: D



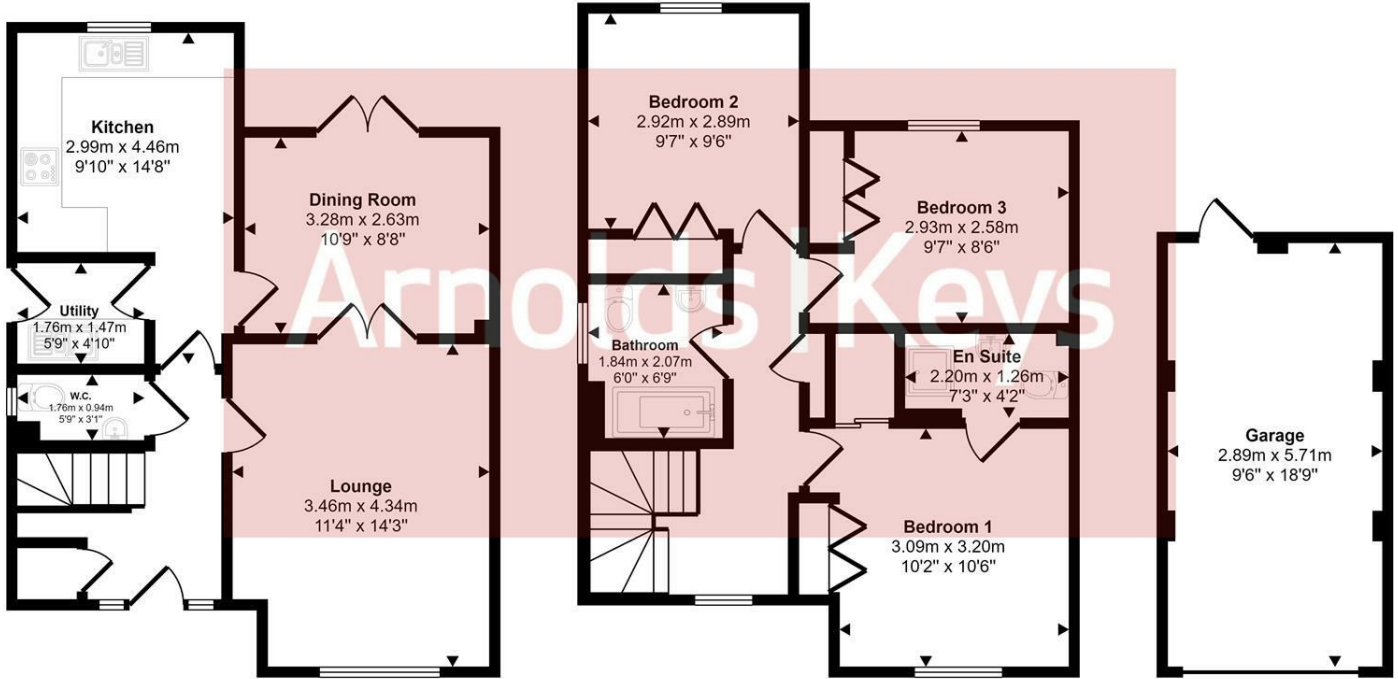
## Viewings

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                                 |  |         | 87        |
| (81-91) B                                   |  | 76      |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| EU Directive                                |  | ***     |           |

Approx Gross Internal Area  
112 sq m / 1211 sq ft



Ground Floor  
Approx 47 sq m / 508 sq ft

First Floor  
Approx 49 sq m / 526 sq ft

Garage  
Approx 16 sq m / 177 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 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.