

Arnolds | Keys



69 Mileham Drive, Aylsham, Aylsham, NR11 6WD

Guide Price £270,000

- No Onwards Chain
- Close to Aylsham Market Place
- Off Road Parking
- Enclosed Rear Garden
- Popular Norfolk Homes Development
- Modern Semi Detached Home
- Single Garage
- Underfloor Heating to Ground Floor

69 Mileham Drive, Aylsham NR11 6WD

Located just a short distance from the Market Place in Aylsham within the sought after Norfolk Homes Development, this semi detached modern home presents bright and well presented accommodation. Further benefitting from no onwards chain.



Council Tax Band: B



DESCRIPTION

A well presented modern home ideally located in the popular Norfolk Homes development, close to the Market Place of Aylsham. The property boasts off road parking to the rear with a garage, enclosed low maintenance garden and bright living accommodation.

The ground floor accommodation comprises entrance hall with a cloakroom, multi aspect living room with an archway leading to the kitchen/breakfast room. There is also a conservatory with underfloor heating; providing the perfect spot to enjoy the views of the garden all year round. To the first floor the property comprises two bedrooms; one with an ensuite and a family bathroom.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC door to front entrance, carpet flooring, stairs to first floor.

CLOAKROOM

Double glazed window with obscured glass to front aspect, W/C, wash hand basin, carpet.

LIVING ROOM

Double glazed window to front aspect. Gas fireplace with ceramic heath and timber mantel over. Built in storage cupboard, carpet flooring. Archway leading to kitchen/diner.

KITCHEN/DINER

Double glazed window to rear. Fitted with a range of wall and base units with worktop over housing sink and drainer. Space for an under counter fridge and space and plumbing for a washing machine. Integrated electric double oven with gas hob over and extractor fan. Tiled flooring. UPVC door to;

CONSERVATORY

UPVC door to garden with double glazed windows to rear and sides. Tiled flooring.

FIRST FLOOR

LANDING

Carpet flooring. Doors to all rooms.

BATHROOM

Double glazed window to rear with obscured glass. Fitted with a three piece suite comprising of bath with mains connected shower head, WC and wash hand basin. Extractor fan and carpet.

BEDROOM TWO

Double glazed window to rear. Built in double mirrored wardrobes, carpet and radiator.

BEDROOM ONE

Double glazed window to front. Built in double mirrored wardrobes, carpet and radiator. Door to;

ENSUITE

Double glazed window with obscured glass to rear. Three piece suite comprising double shower cubicle with electric 'Aqualisa' power shower, WC and wash hand basin. Radiator and extractor fan with tiled flooring.

EXTERNAL

To the front of the property a paved pathway leads to the front door with a low maintenance shingle laid garden to the side.

The rear garden is walled to the side and also laid to shingle with a silver birch tree, raised borders boasting a range of mature shrubs and flowers. A paved pathway leads to the gate at the rear of the garden which takes you to the garage and off road parking space.

The single garage features an up and over door with power and electricity supplied.

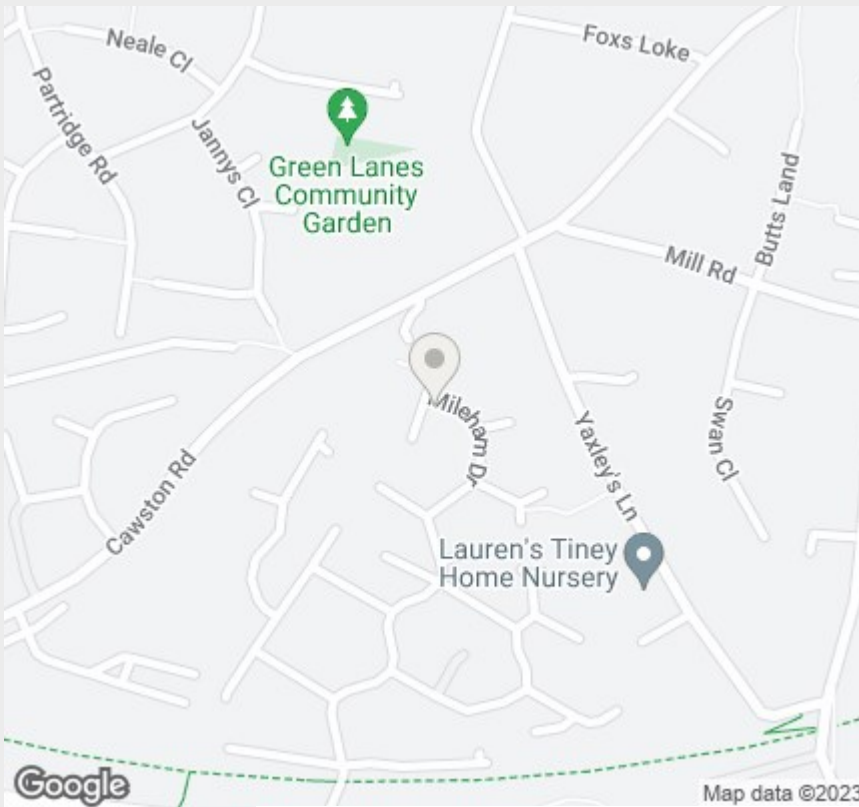
AGENTS NOTES

This property is freehold.

Mains gas central heating with underfloor heating to the ground floor and radiators to first floor.

Mains drainage and electric connected.

Council tax band B.



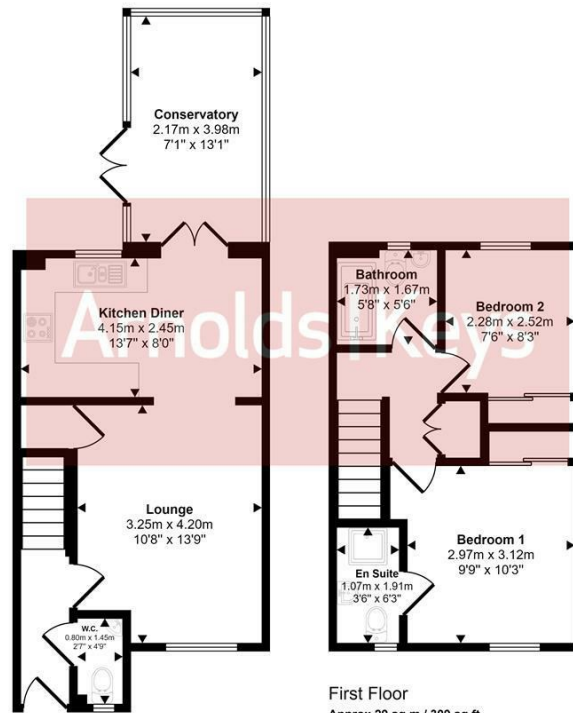
Viewings

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			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
68 sq m / 735 sq ft



Ground Floor
Approx 40 sq m / 425 sq ft

First Floor
Approx 29 sq m / 309 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.