

Arnolds | Keys



1 Parmeter Close, Aylsham, Norwich, NR11 6AX

Guide Price £295,000

- CLOSE TO MARKET PLACE
- DRIVEWAY AND SINGLE GARAGE
- MAIN BEDROOM WITH ENSUITE
- GARDEN ROOM
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- SPACIOUS ACCOMMODATION
- CUL-DE-SAC LOCATION

1 Parmeter Close, Norwich NR11 6AX

Ideally situated within walking distance to the market place in Aylsham this semi detached bungalow offers bright and versatile accommodation with three bedrooms; one with an ensuite, lounge diner and garden room. The property further boasts off road parking, garage and well maintained front and rear gardens.



Council Tax Band: C



DESCRIPTION

A fantastic three bedroom semi detached bungalow ideally located on a quiet cul-de-sac within walking distance to the market place in Aylsham. The property boasts well maintained and low maintenance front and rear gardens, with the rear garden backing onto woodland and therefore providing a level of privacy. There is a driveway providing off road parking and access to the integral single garage.

Internally the home offers well proportioned, versatile accommodation with three bedrooms; one with an ensuite shower room, a spacious lounge/diner, garden room, kitchen and family bathroom.

ENTRANCE HALL

UPVC door to front entrance, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, radiator, vinyl flooring

BEDROOM THREE

Double glazed window to side aspect, carpet, radiator, double built in wardrobes.

LOUNGE/DINER

Electric fire place with timber mantle and ceramic surround, carpet, open to dining area which has a double glazed window and UPVC patio door to garden room, carpet, radiator.

BEDROOM TWO

Double glazed window to garden room, radiator, carpet.

GARDEN ROOM

Concrete floor, double glazed windows to side and rear aspect, UPVC double glazed patio door to rear garden, integral door to garage.

ENSUITE

Fitted with a three piece suite comprising corner shower cubicle with mains connected shower, wash hand basin, WC, vinyl flooring.

BEDROOM ONE

Double glazed window to front aspect, laminate flooring, two radiators.

KITCHEN

A dual aspect room with double glazed windows to front and side aspects, wall and base units with work surface over, inset stainless steel sink and drainer, space for an electric oven with cooker hood over, space for a dishwasher, tiled flooring.

EXTERNAL

To the front of the property there is a driveway providing off road parking and access to the single garage, which has an up and over door, power and electric. Plumbing is also available in the garage for a washing machine and tumble dryer. There is a front garden which is mainly laid to lawn, with mature hedging and shrubs. To the rear the garden is mainly laid to lawn with a patio seating area and also a range of mature shrubs.

AGENTS NOTES

This property is Freehold.

Mains drainage, electric, gas and water connected.


Council tax band: C

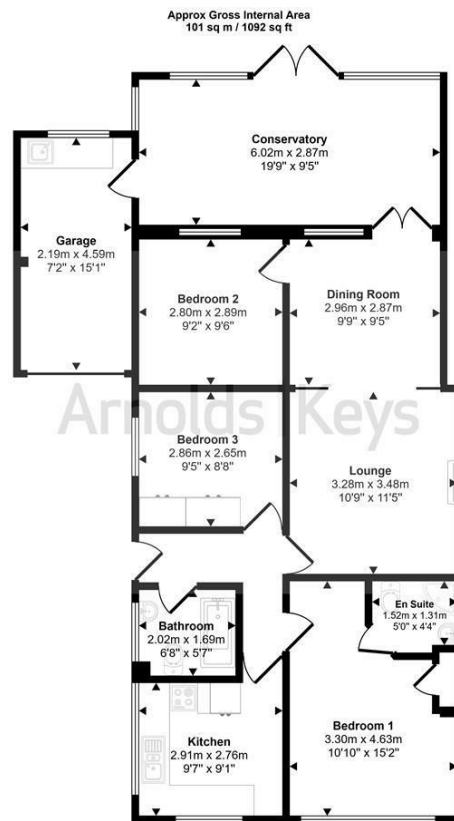


Viewings

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			
(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 	



Floorplan

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.

