

# Arnolds | Keys



**13 Stuart Road, Aylsham, Norwich, NR11 6HW**

**Guide Price £350,000**

- NO ONWARDS CHAIN
- WALKING DISTANCE TO MARKET PLACE
- AMPLE PARKING WITH CAR PORT
- WELL PRESENTED DETACHED BUNGALOW
- SOUTH FACING PRIVATE GARDEN
- MAIN BEDROOM WITH ENSUITE

# 13 Stuart Road, Norwich NR11 6HW

**\*NO ONWARDS CHAIN\*** A fantastic two bedroom detached bungalow positioned within a sought after area just a short distance from the market place in Aylsham. Offering deceptively spacious and well presented accommodation, ample parking and a South facing rear garden.



Council Tax Band: C



## **DESCRIPTION**

A fantastic opportunity to purchase a deceptively spacious two bedroom detached bungalow, ideally positioned within a popular yet quiet area of Aylsham, it's hard to believe you are just a short walk to the market place. The property boasts ample parking to the front on a double width, brick weave driveway with carport to the side leading to the single garage and generously sized South facing and private rear garden. Internally this bungalow offers well presented accommodation to include entrance hall with plenty of built in storage, kitchen, 'L' shaped living/dining room, conservatory, two bedrooms; one with ensuite and a walk in storage cupboard and family bathroom.

## **INTERNAL ACCOMMODATION**

### **ENTRANCE HALL**

UPVC double glazed door to front entrance, radiator, airing cupboard housing gas fired boiler and fitted shelves, a built in storage cupboard with rail and shelf, laminate flooring.

### **KITCHEN**

Two double glazed windows to front aspect, UPVC door allowing side access, space and plumbing for a dishwasher and washing machine, stainless steel sink with drainer, integrated Bosch appliances to include; electric oven with warming drawer, microwave and electric hob with extractor fan over, space for a free standing fridge/freezer.

### **LIVING/DINING ROOM**

Large double glazed window to rear, radiator and carpet. Timber framed doors to:

### **CONSERVATORY**

Double glazed window to rear and side aspects, tiled floor, patio door to rear garden.

### **BEDROOM ONE**

Double glazed window to rear. Built in wardrobe with mirrored sliding doors. Large walk in cupboard with double glazed window to side, carpet, radiator, door to;

### **ENSUITE**

Double glazed window to side, fitted with a three piece suite comprising double shower cubicle with electric Triton shower, WC, sink inset to vanity unit, heated towel rail, tiled walls and floor, extractor fan.

### **BEDROOM TWO**

Double glazed window to front, built in wardrobe with timber framed sliding doors, carpet, radiator.

### **BATHROOM**

Double glazed window to front with obscured glass, fitted with a three piece suite comprising bath with mixer taps, shower head attachment and 'Triton' electric shower over, WC and pedestal basin, radiator and towel rail over, shaver charging point.

## **EXTERNAL**

The property is approached via a double width brick weave driveway, shingle area to the side with a range of shrubs and car port to the other. The single garage can be accessed by the side of the property and features electric door, power and lighting. The rear garden is South facing and mainly laid to lawn, with a patio area at the entrance of the conservatory, shed and summerhouse.

## **AGENTS NOTES**

This property is Freehold.

Council tax band C.

Mains drainage and electricity connected.

Gas fired central heating.

There is addicted loft space, fitted with a Velux Window.



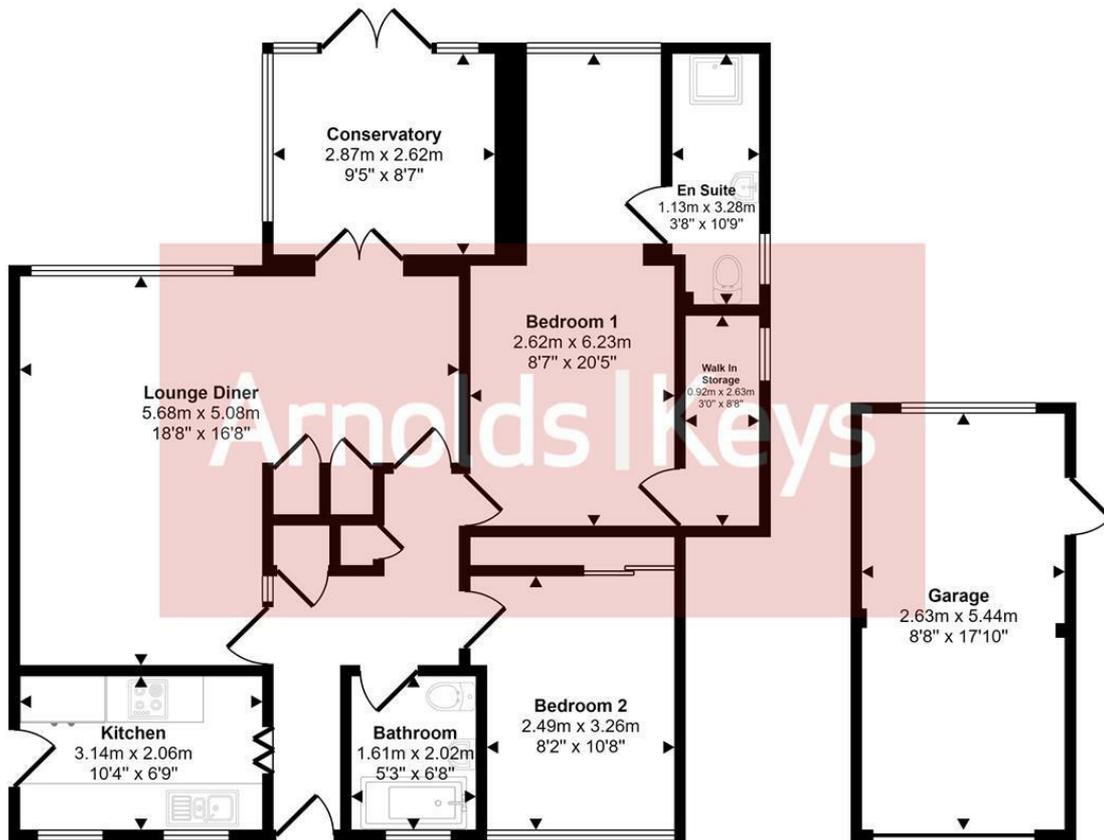
## Viewings

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>		
(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  
97 sq m / 1048 sq ft



Floorplan  
Approx 83 sq m / 895 sq ft

Garage  
Approx 14 sq m / 154 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.