

Arnolds | Keys



1 Sears Close, Aylsham, NR11 6JB

Guide Price £365,000

- UNDER OFFER
- Four Bedroom
- Cul-De-Sac Location
- Enclosed Rear Garden
- Off Street Parking
- Detached House
- Garage
- Close to Town Centre
- Open Plan Living/Dining
- Ideal Family Home

1 Sears Close, NR11 6JB

*** UNDER OFFER *** This four bedroom detached house is situated in the ever popular market town of Aylsham, just a short walk away from the town centre in a quiet cul-de-sac location. Benefitting off street parking, single garage and beautiful enclosed rear garden, this property makes for a perfect family home.



Council Tax Band: E



DESCRIPTION

This delightful four bedroom detached house is situated on a quiet cul-de-sac just a short walk away from the town centre of Aylsham. The property offers versatile space for entertaining with a spacious lounge and dining area. There is a utility room off the kitchen, W/C, and a study provides the ideal space for those still working from home. To the first floor there are four bedrooms, the principle bedroom boasting an ensuite, and a family bathroom. To the rear there is a beautifully kept enclosed, sunny rear garden with a sun room attached to the garage.

LOCATION

Voted one of the most desirable places to live, Aylsham is a traditional town which boasts a range of amenities from a choice of three supermarkets, a doctors and dental surgery, opticians, coffee shops and restaurants and local independent shops. The town also features highly rated schools from pre school to High School. There are regular weekly markets offering a range of local produce and crafts.

Aylsham offers public transport links with a bus stop directly in Town with routes into the Cathedral City of Norwich and out to the North Norfolk Coast.

ENTRANCE HALL

Timber framed front door with single glazed window, hallway has access to all reception rooms, study and downstairs W/C. There is ample storage under the staircase. Radiator and carpeted flooring.

LOUNGE

A large reception room that is connected though an arch into the dining room, allows for an adequate entertaining space. A UPVC double glazed window, radiator and carpeted flooring. Electric fire with painted wooden mantle, marble affect hearth.

DINING ROOM

With a sliding patio door, the dining room has a relaxing outlook into the rear garden, accessed from either the lounge or the kitchen. Carpeted flooring and radiator.

KITCHEN

The kitchen comprises of wall and base units, inset sink and draining board with space for a separate undercounter fridge and freezer. Integrated gas hob and electric double oven. There are two, double glazed UPVC windows overlooking the garden, two radiators and vinyl flooring

UTILITY ROOM

Next to the kitchen, the utility allows access to outside though a wooden door with a single glazed window, comprising base units with space for washing machine, inset stainless steel sink, and boiler. Radiator and vinyl flooring.

STUDY

Bay UPVC double glazed window and a second glazed window to front, carpeted flooring and radiator.

W/C

Frosted UPVC double glazed window, WC and hand wash basin. Carpeted flooring.

STAIRS TO;

BATHROOM

Comprising of three piece suite including WC, hand wash basin and bath, frosted double glazed UPVC window, radiator and carpeted flooring.

BEDROOM ONE

UPVC double glazed window, storage cupboard with shelves and hanging rail, radiator and carpeted flooring.

ENSUITE

A three piece suite comprising of WC, hand wash basin, shower cubical. Heated towel rail, vinyl flooring and UPVC double glazed frosted window.

BEDROOM TWO

UPVC double glazed window, storage cupboard, radiator and carpeted flooring.

BEDROOM THREE

UPVC double glazed window overlooking rear garden, storage cupboard, radiator and carpeted flooring.

BEDROOM FOUR

UPVC double glazed window overlooking rear garden, radiator and carpeted flooring.

CONSERVATORY

Accessed directly from the garden, brick and timber framed, with single glazed and plastic windows, concrete flooring.

GARAGE

Accessed from conservatory or by electric up and over door to front, electricity supply and concrete flooring.

OUTSIDE

Grassed area to front with driveway for parking directly in front of garage, access to side to enclosed rear garden, mainly laid to lawn with established shrubs, and patioed area.

AGENTS NOTES

This property is held in Freehold.
Mains drainage, electric and water connected.
Council Tax Band: E (£1,946.56)
Gas fired central heating.



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			84
(81-91) B		73	
(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	

