

Arnolds | Keys



21 Cromer Road, Aylsham, NR11 6HF

Price Guide £350,000

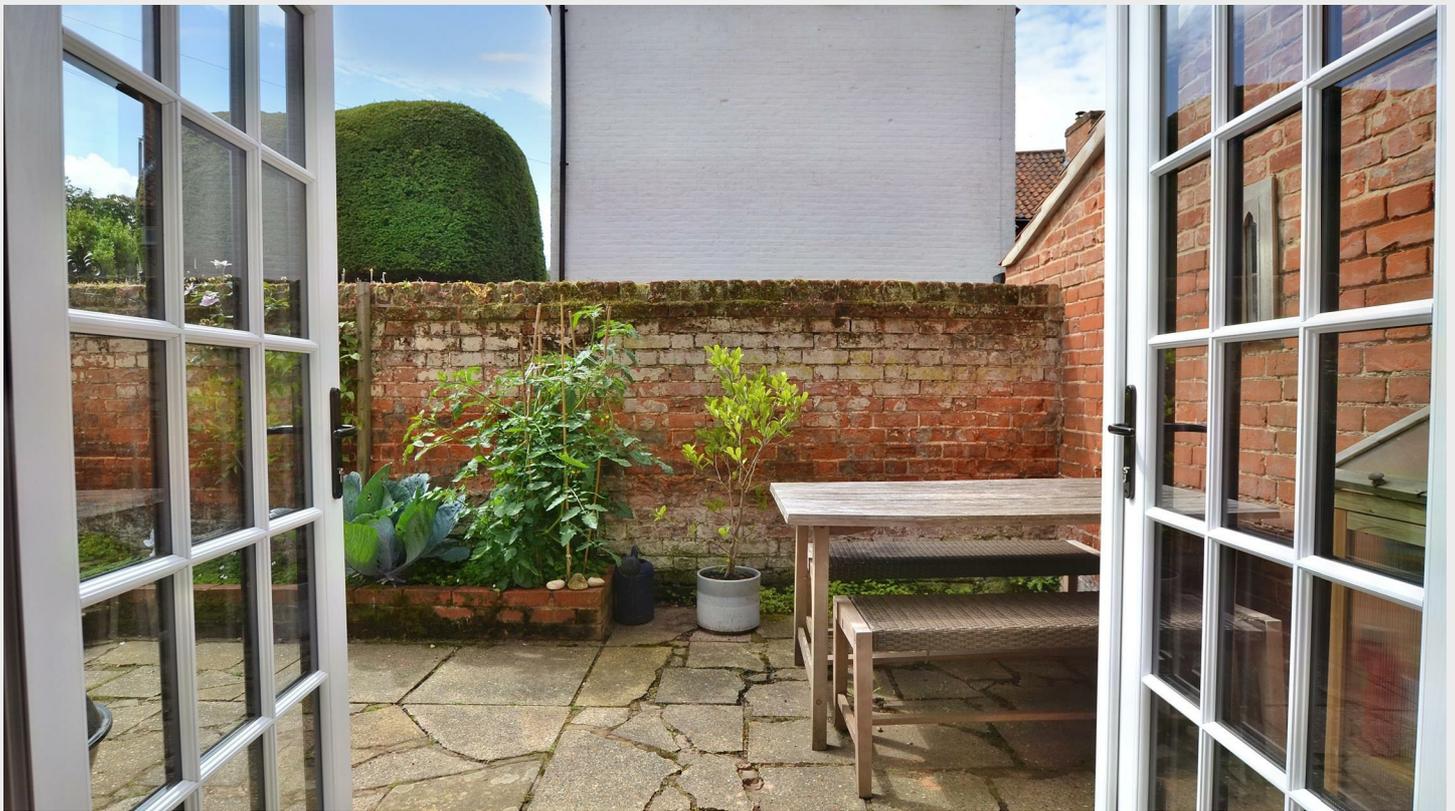
- *NO ONWARDS CHAIN*
- Three Bedrooms
- Semi Detached House
- Off Road Parking and Garage
- Highly Sought After Location
- Two Reception Rooms
- Beautifully Presented
- Walking Distance to Aylsham Market Place

21 Cromer Road, Aylsham NR11 6HF

Located in an enviable position on a highly sought after road within the Market Town of Aylsham, this beautifully presented three bedroom home boasts charm and character.



Council Tax Band: C



DESCRIPTION

This handsome three bedroom semi detached cottage offers all the charm of a characterful property mixed with the perfect balance of contemporary style. Ideally positioned on arguably the most sought after road within Aylsham, the property is perfectly situated just a short walk from all local amenities and offers the ideal lifestyle. Upon entering the property you are welcomed into the kitchen, a bright room with two windows facing to the front elevation, from here you lead into the dining room with French doors leading into the private courtyard garden and an open fireplace; making this a fantastic space for entertaining all year round. The living room is a spacious yet cosy room with a bay window overlooking the garden, this room leads into the ground floor shower room. To the first floor the landing leads you to all three bedrooms - all of which are double rooms and the family bathroom.

KITCHEN

Two double glazed windows to the front aspect and a timber framed door to main entrance. The kitchen is fitted with a range of wall and base units with worktop over housing stainless steel sink, integrated electric oven with gas hob over. There is space and plumbing for a dishwasher, washing machine, space for a fridge/freezer and a radiator. This room features original tile flooring.

DINING ROOM

Double glazed timber framed French doors leading into the garden, a functioning fireplace with brick surround, tiled hearth and timber mantel over. This room features wooden effect laminate flooring and a radiator.

LIVING ROOM

A bright room with double glazed bay window overlooking rear garden. The laminate flooring continues through into this room, there are also fitted shelves, a radiator and door to;

SHOWER ROOM

Double glazed window with obscured glass to front aspect. The shower room is fitted with a three piece suite comprising of double shower cubicle with mains connected shower, W/C and hand wash basin. There is a radiator and extractor fan.

STAIRS TO FIRST FLOOR



LANDING

Fitted with carpet, there is an airing cupboard with fitted shelving units and storage space, doors to all rooms;

BEDROOM THREE

There is a double glazed window to the rear elevation, radiator and built in double wardrobe. Carpet flooring.

BATHROOM

A double glazed window with obscured glass to front aspect. Fitted with a three piece suite comprising of bath with wall mounted mains connected shower over, W/C and hand wash basin. There is a good sized built in storage cupboard, radiator and vinyl flooring.

BEDROOM TWO

A double glazed window to the front aspect, radiator and carpet flooring.

BEDROOM ONE

A double glazed window to the rear aspect, three built in double wardrobes, radiator and carpet flooring.

OUTSIDE

Externally the property is approached via a shared driveway which has been laid to shingle. There is a private parking space to the front of the single garage; which has an up and over door and power and lighting supplied. To the rear of the property there is an attractive courtyard style garden which is partly walled and provides a degree of privacy. The garden is mainly laid with paving slabs for a seating area but features a small shingled area with a gate for side access. There is also a raised brick built border and a range of shrubs and flowers.

AGENTS NOTES

This property is held in Freehold.
Mains gas central heating,
Tax band C - £1,415.68 (2023-24)



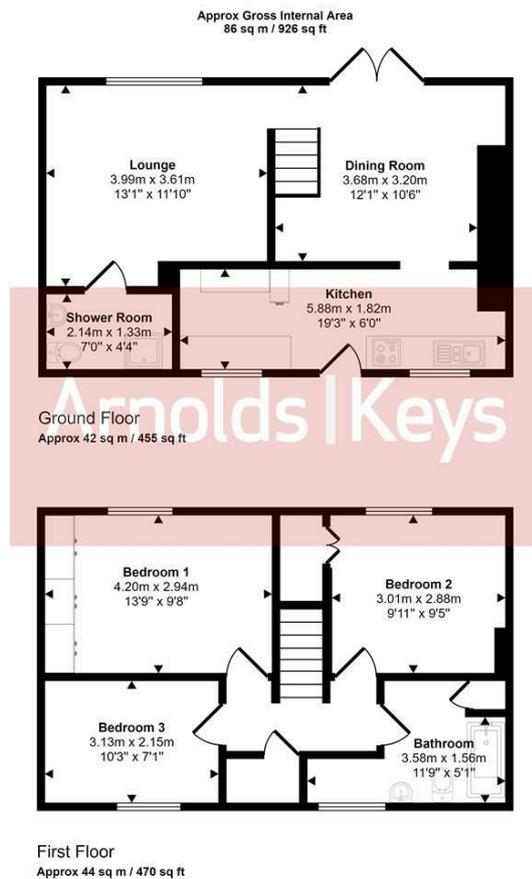


Viewings

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			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.