

Arnolds | Keys



4 Woodgate Way, Aylsham, NR11 6FJ

Offers In The Region Of £365,000

- **** SELLERS FOUND****
- Detached Family Home
- Kitchen with Utility Room
- Beautifully Presented Enclosed Rear Garden
- Desirable Position Over Looking the Woods
- Four Bedrooms
- Two Reception Rooms
- Principal Bedroom with Ensuite
- Ample Off Road Parking and Garage
- Walking Distance to the Market Town of Aylsham

4 Woodgate Way, Aylsham NR11 6FJ

**** SELLERS FOUND**** A modern, four bed detached family home situated at the entrance of this popular development, within striking distance of the highly sought after market town of Aylsham.

 4  2  2  B

Council Tax Band: E



DESCRIPTION

Situated at the entrance of this popular development overlooking the woods stands this attractive four bedroom detached family home. The property offers bright and modern living accommodation with ample off road parking to the front with driveway to the side leading to the single garage and a beautifully presented, fully enclosed rear garden. The ground floor accommodation comprises of entrance hall with access to the W/C, dining room and kitchen with utility room. The living room features French doors leading onto the patio seating area, making this a particularly lovely room in the Summer months. To the first floor there are four double bedrooms, two currently being used as home office's, with the principal bedroom boasting an ensuite. A family bathroom completes the first floor accommodation.

ENTRANCE HALL

UPVC door to front entrance, double glazed window to front. Carpet flooring. Stairs to first floor.

W/C

Double glazed window to side aspect. W/C and hand wash basin.

DINING ROOM

Double glazed window to front. Radiator. Carpet flooring.

LIVING ROOM

Double glazed French doors leading into the rear garden with full length double glazed windows either side. Electric fireplace with ceramic hearth and wooden mantel over. Carpet flooring.

KITCHEN

Double glazed window to the rear aspect. The kitchen is fitted with a range of wall and base units to include an integrated fridge/freezer, dishwasher, electric oven with gas hob over, stainless steel sink with drainer. Radiator. Door to;

UTILITY ROOM

Fitted with a base unit housing stainless steel sink with drainer, space and plumbing for a washing machine, radiator. UPVC door to rear.

FIRST FLOOR

LANDING

Airing cupboard fitted with shelving units. Carpet flooring.

BEDROOM TWO

Double glazed window to front aspect. Carpet flooring, radiator.

BEDROOM ONE

Double glazed window to rear. Radiator. Carpet flooring. Door to;

ENSUITE

Double glazed window to side window with obscured glass. Three piece suite comprising of single shower cubicle with mains connected shower, W/C, and hand wash basin. Heated towel rail.

BEDROOM FOUR

Double glazed window to rear. Carpet flooring. Radiator.

BATHROOM

Double glazed window with obscured glass to side aspect. Three piece suite fitted with bath with electric shower over, hand wash basin and W/C. Tiled flooring.

BEDROOM THREE

Double glazed window to front entrance. Carpet flooring. Radiator.

OUTSIDE

To the front of the property there is ample off road parking with space to the front and a driveway to the side. The front garden is laid to lawn to one side and bordered with low hedging. The property itself, with a beautiful wisteria to the front, is approached via a pathway leading through the garden to the front door. There is a side gate for access to the rear garden. The rear garden is mainly laid to lawn with a patio seating area, an array of shrubs and flowers including a rose bush, feature pond and access into the single garage.

AGENTS NOTES

This property is Freehold.

There is an annual maintenance charge for the management of amenity space.

Mains gas, drainage and electricity connected.

Tax band: E (£1,946.56)

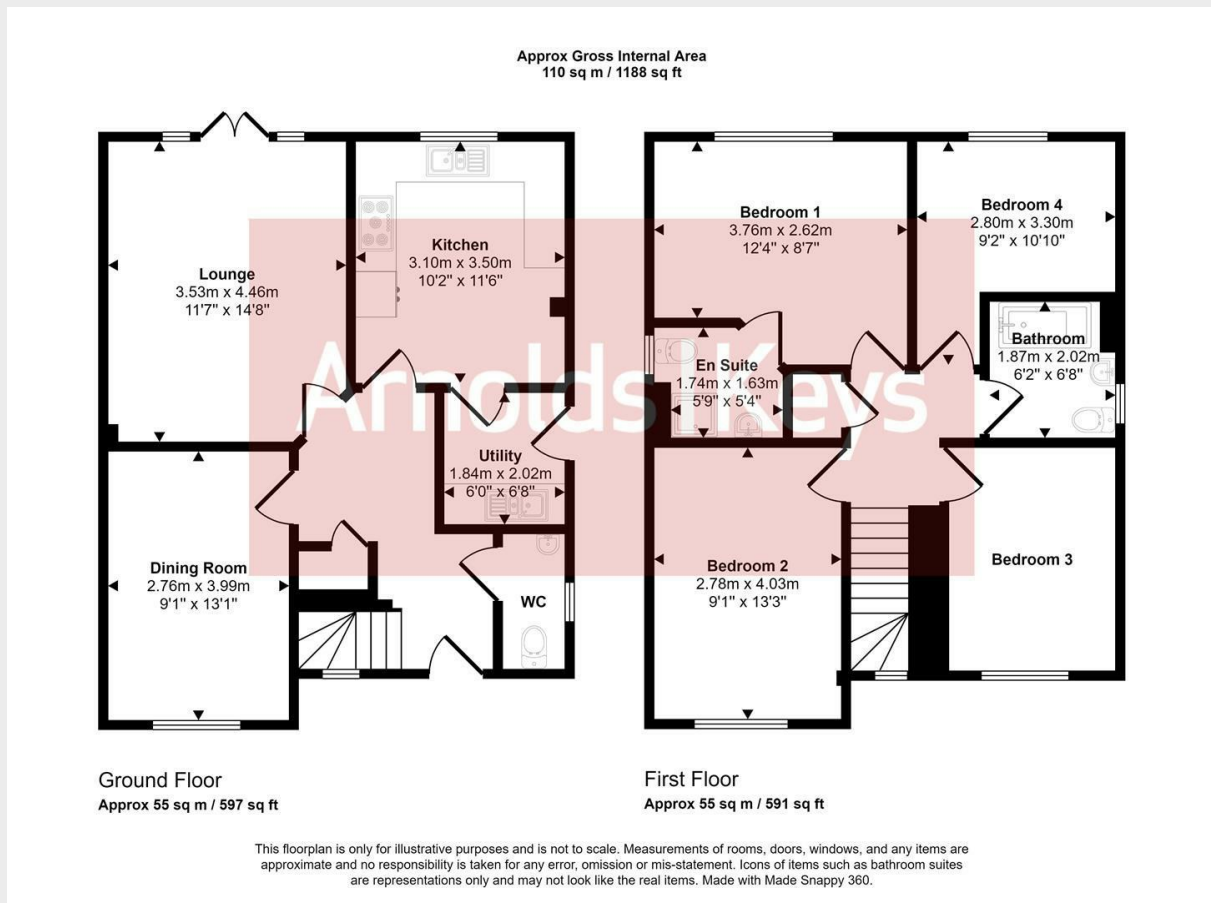


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		83	
(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	



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.