

# Arnolds | Keys



173 Sir Williams Close, Aylsham, Norwich, NR11 6AY

Guide Price £325,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- WALKING DISTANCE TO MARKET PLACE
- OFF ROAD PARKING
- DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- WELL PRESENTED AND BRIGHT ACCOMMODATION
- SINGLE GARAGE



# 173 Sir Williams Close, Norwich NR11 6AY

**\*NO ONWARD CHAIN\*** A bright and beautifully presented detached bungalow situated on a cul-de-sac just a short distance from the market place of Aylsham. The property benefits from a South facing rear garden with off road parking and a garage.



Council Tax Band: C



## DESCRIPTION

This three bedroom detached bungalow is ideally positioned at the end of a quiet cul-de-sac within walking distance to the sought after market place of Aylsham. The property boasts a beautifully kept South facing rear garden which is partially walled with Summerhouse, off road parking to the side and single garage. The bungalow offers bright, well presented and modern accommodation with an entrance hall, kitchen, living room, three bedrooms and a wetroom.

## ENTRANCE HALL

UPVC door to front. Carpet floor, radiator, airing cupboard and built-in storage cupboard.

## BEDROOM ONE

Double-glazed window to rear. Radiator, carpet flooring, TV aerial point.

## KITCHEN

Fitted with wall and base units, integral electric double oven with electric hob over and extractor fan. Inset 1½ stainless steel sink and drainer. Integral Indesit dishwasher. Radiator and UPVC double glazed door to the rear.

## WET ROOM

Double glazed window to rear, suite comprising mains shower, wash hand basin and WC. Extractor fan and shaver point.

## BEDROOM TWO

Carpet flooring, radiator and double glazed window to the front.

## BEDROOM THREE

Double glazed window to front, carpet flooring, radiator.

## LIVING ROOM

Double glazed windows to both sides, UPVC double glazed door to the rear patio area Wall mounted electric fireplace, radiator and carpet flooring.

## OUTSIDE

Front garden is laid to lawn with stepped path to front door. There is a shingle drive leading to the side access. Single garage with up and over door.

The south-facing rear garden is partially walled and laid to lawn with a patio area. There is a shed and summerhouse.

## AGENTS NOTE

This property is Freehold.

Mains drainage and electricity connected.

Mains gas fired central heating.

Council tax band: C (Broadland)







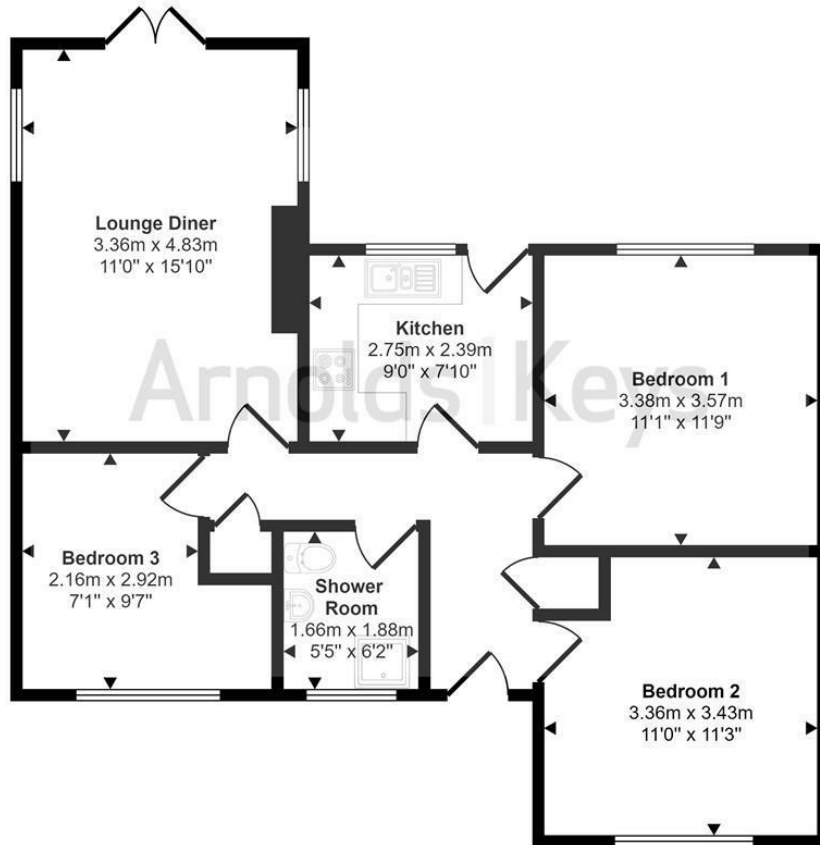
## Viewings

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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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  
67 sq m / 719 sq ft



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.

