

Arnolds | Keys



23 Stuart Road, Aylsham, NR11 6HW

Guide Price £325,000

- DETACHED BUNGALOW
- DISABLED ACCESS
- DOUBLE GLAZING THROUGHOUT
- DRIVEWAY & GARAGE
- GAS FIRED CENTRAL HEATING
- SOUGHT AFTER LOCATION

23 Stuart Road, Aylsham NR11 6HW

This generously sized bungalow, located in the desirable town of Aylsham, offers a welcoming entrance hall, a large lounge, a kitchen/breakfast room, two spacious double bedrooms, and a convenient wet room. The exterior includes a substantial driveway with ample off road parking, a garage. At the back, you'll find a private, low maintenance garden enclosed by timber fencing.



Council Tax Band: C



Description

This spacious bungalow, situated in the sought after town of Aylsham, features an entrance hall, a generous living room, a kitchen/breakfast room, two double bedrooms, and a wet room. Outside, there is a large driveway providing ample off road parking, and a garage. The rear of the property boasts a low-maintenance private garden, enclosed by timber fencing.

Kitchen

Built in electric oven and grill, Hotpoint 4 ring electric hob with extractor hood over, single sink with drainer, space for washing machine, dishwasher and fridge, wall and base units with counter over, laminate flooring, radiator, uPVC double glazed window to south west facing aspect.

Conservatory

Laminate flooring, radiator, uPVC double glazed windows and door, overlooking the rear garden.

Bedroom One

Wood flooring, radiator, uPVC double glazed window looking into the conservatory and the garden beyond.

Bedroom Two

Wood flooring, built in wardrobes, radiator, uPVC double glazed window to north facing aspect.

Lounge

Wood flooring, radiator, gas fire with marble hearth surround, uPVC double glazed window to north facing aspect.

Hallway

Carpeted, doors leading to the kitchen, bedrooms one and two, wet room, and lounge. There are two cupboards one which houses a boiler

Wet Room

Laminate floor, uPVC double glazed window with obscured glass, radiator, WC, enamel pedestal hand wash basin, shower.

External

A low maintenance private garden, enclosed by timber fencing and a garage.

Agents Notes

Freehold

Council Tax - Broadland District Council - Band C

Mains water, gas, and electricity connected



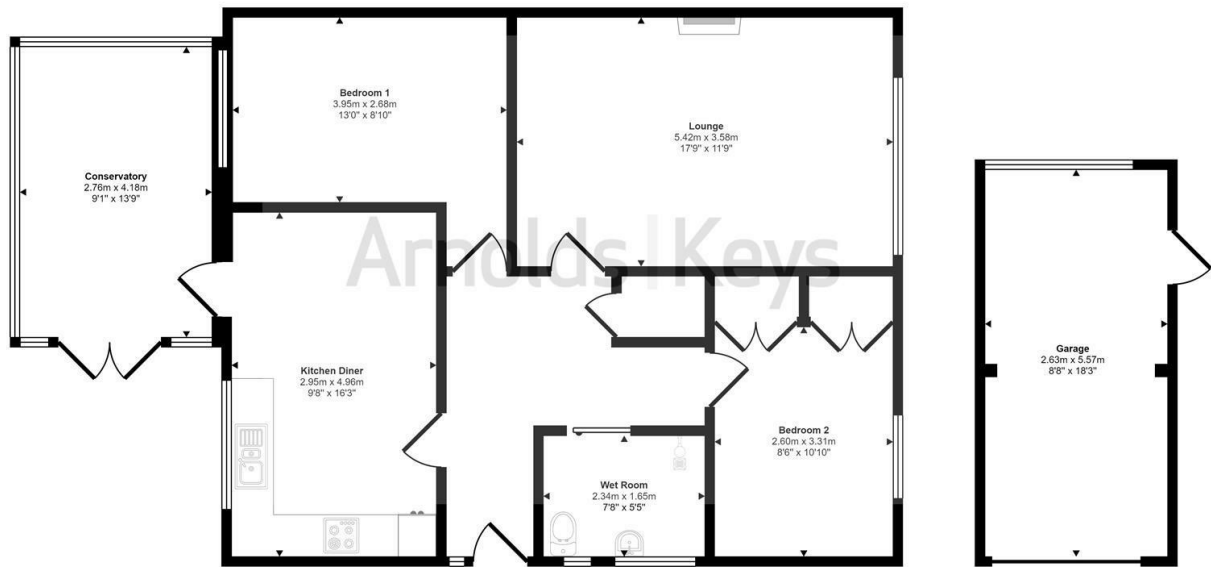
Viewings

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			83
(81-91) B			
(69-80) C		68	
(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	

Approx Gross Internal Area
102 sq m / 1096 sq ft



Floorplan
Approx 87 sq m / 938 sq ft

Garage
Approx 15 sq m / 158 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 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.

