

# Arnolds | Keys



**2 Adey Close, Aylsham, NR11 6WH**

**Guide Price £425,000**

- THREE DOUBLE BEDROOMS
- UNDERFLOOR HEATING
- GENEROUS AND SECLUDED REAR GARDEN
- ENSUITE TO MAIN BEDROOMS
- FANTASTIC POSITION WITHIN THE CLOSE
- GARAGE AND DRIVEWAY
- CLOSE TO AYLSHAM MARKET PLACE
- BEAUTIFULLY PRESENTED

## 2 Adey Close, Aylsham NR11 6WH

This beautifully maintained detached home is located in the sought-after Norfolk Homes Development in Aylsham. The residence features three spacious double bedrooms, including a main bedroom with an en-suite, two reception rooms, a modern kitchen, and a utility room.

The outside space includes a driveway to the side providing parking and a single garage with an attractive enclosed rear garden with a southerly aspect backing onto Marriotts Way



Council Tax Band: D



## Description

This is an extremely well presented detached house situated on the popular Norfolk Homes Development in Aylsham. The property has three double bedrooms, the main bedroom with en-suite, updated bathroom, two receptions, an excellent modern kitchen and utility room. Outside there is a well maintained garden, single detached garage, and parking.

## Entrance Hall

Storage cupboard, ceramic floor tiles. Telephone and broadband points.

## Lounge

Glazed panelled door leading to entrance hall, underfloor heating, carpeted, double panelled doors opening to the dining room, double glazed windows to front aspect, gas fire with marble hearth and timber mantle. TV aerial and telephone point.

## Dining Room

Glazed panelled door leading to the kitchen, underfloor heating, carpeted, double panelled glazed doors opening to the living room, double glazed French doors with a southerly aspect and leading onto the garden

## Kitchen

Fitted; comprising a ceramic drainer 1½ bowl sink unit, mixer tap, range of white gloss fronted base and wall units. Ceramic tiled floor. Gas hob, built-in electric fan oven, space for fridge and dishwasher. Double glazed window to rear aspect. TV aerial point.

## Utility

Ceramic tiled floor, underfloor heating, washing machine, wall-mounted gas-fired boiler supplying heating and hot water. Double glazed door leading to a side entrance. Ceramic sink with mixer tap, space and plumbing for washing machine.

## Cloakroom

Ceramic tiled flooring, underfloor heating, w/c, ceramic sink with base unit, double glazed obscured window.

## Stairs leading to first floor

## Principal Bedroom

Two built-in wardrobes, carpeted, double glazed windows to front aspect, radiator. TV aerial point.

## En-suite

Shower, ceramic pedestal sink, w/c, radiator, extractor fan and wall light with shaver point. Double glazed obscured window, wood effect vinyl flooring.

## Bedroom 2

Carpeted, build-in wardrobes, radiator, double glazed window to rear aspect

## Bedroom 3

Carpeted, build-in wardrobes, radiator, double glazed window to rear aspect. Telephone point.

## Family Bathroom

Suite comprising panel-sided bath with shower attachment, vanity mounted wash hand basin, w/c with concealed cistern, bidet, and towel radiator. Mirror with LED lights and shaver point. Double glazed obscured window. Extractor unit. Karndean flooring.

## External

Brick-weave drive to front and side of the property leading to garage with up and over door, wired for light and power and personal door leading to rear garden. A timber gate gives access to the enclosed rear garden comprising inset flower and shrub beds, paved patio area and pathways and a timber garden summer house.

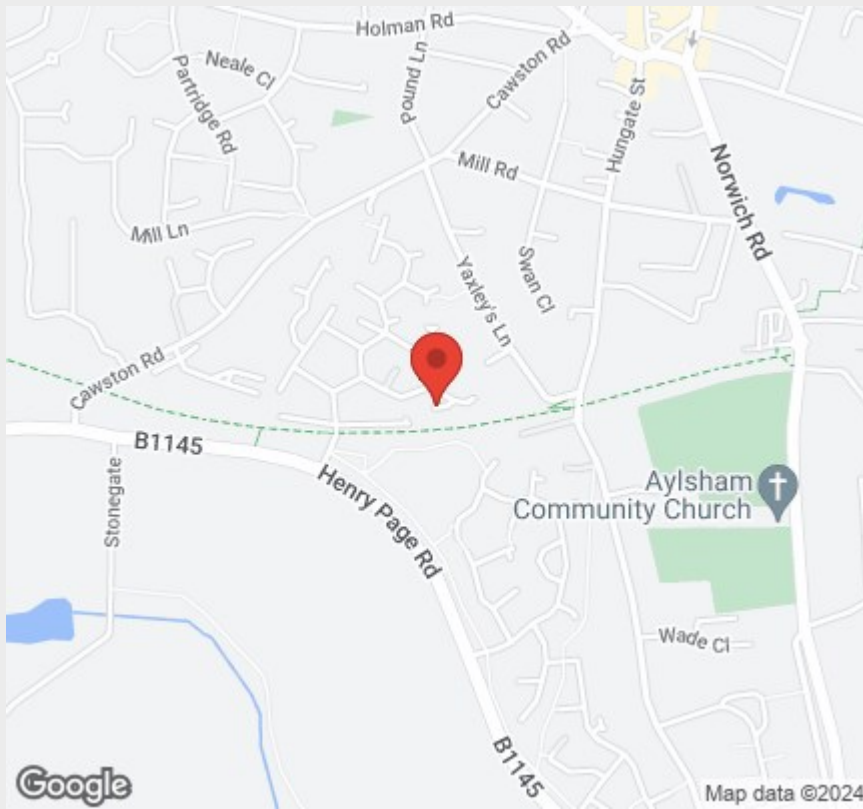
## Agents Notes

Freehold

Mains Drainage

Gas-fired central heating

Tax Band D (£2,303.11)



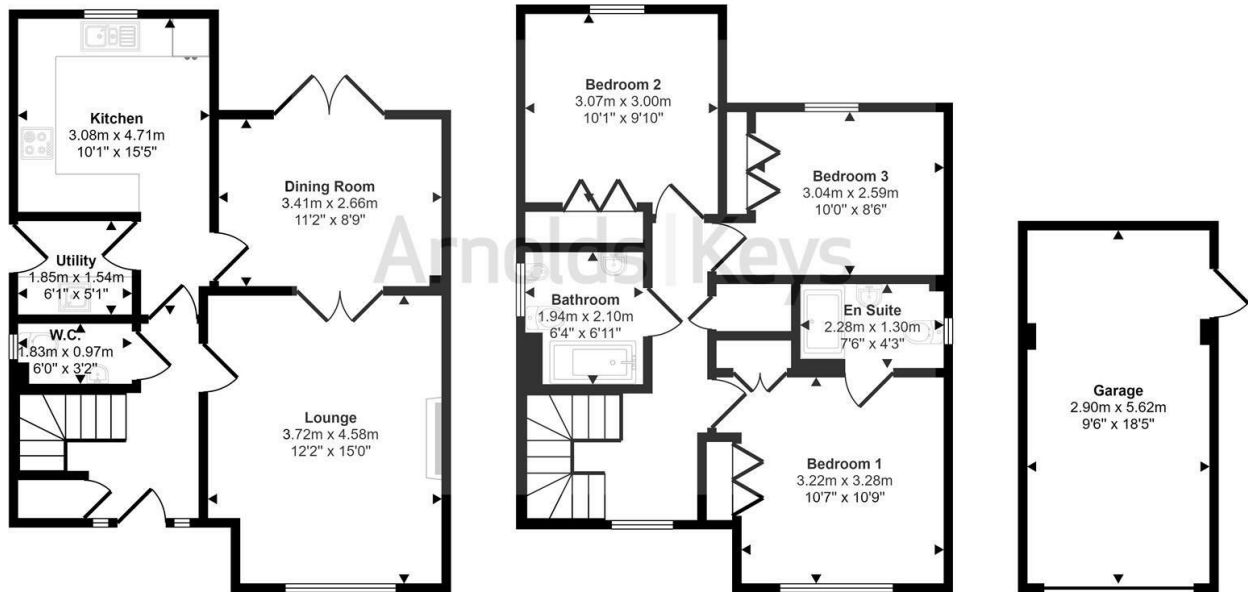
## Viewings

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>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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  
119 sq m / 1278 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 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.

