



6 Woodgate Way, Aylsham, NR11 6FJ

Guide Price £325,000

- DETACHED FAMILY HOME
- MAIN BEDROOM WITH EN SUITE
- HIGH ENERGY EFFICIENCY RATING
- WALKING DISTANCE TO THE MARKET PLACE
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE & OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM

6 Woodgate Way, Aylsham NR11 6FJ

Situated at the entrance of this popular development overlooking the woods stands this attractive three bedroom detached family home. The property offers bright and modern living accommodation with a driveway to the side leading to the single garage and a beautifully presented, fully enclosed rear garden.

3 2 1 B

Council Tax Band: C



DESCRIPTION

Positioned at the entrance of this sought-after development with lovely views of the woods opposite, this appealing three bedroom detached family home offers bright, contemporary living spaces. The property features a driveway to the side, leading to a single garage, and boasts a beautifully maintained, fully enclosed rear garden.

LOCATION

Aylsham is a historic and picturesque town located in Norfolk. It has a wide range of amenities including traditional shops, supermarkets and doctors' surgery. There is also a range of schools for all ages and direct bus links to both Cromer and Norwich City Centre.

ENTRANCE HALL

Composite door with obscured glass, vinyl tiled flooring, radiator, electric box, heating control panel, entrances to living room, kitchen and downstairs WC.

LOUNGE

uPVC double glazed window to front aspect, uPVC French doors leading to garden, two radiators, vinyl tiled flooring.

KITCHEN/DINER

uPVC double glazed window to front aspect, uPVC French doors leading to garden, vinyl tiled flooring, radiator, a range or wall and base units with counter over, 'Franke' 1 and 1/2 bowl sink with drainer, combi boiler, electrolux double oven, 4 ring gas hob with extractor over. Space for dishwasher, washing machine, fridge.

DOWNSTAIRS WC

uPVC double glazed window with obscured glass, pedestal hand wash basin, vanity unit, WC, radiator.

STAIRS TO FIRST FLOOR AND LANDING

Stair runner, entrances to bedrooms and family bathroom, uPVC double glazed window to garden aspect, airing cupboard.

MAIN BEDROOM

uPVC double glazed window to garden aspect, carpeted, radiator, en-suite, heating control panel.

EN SUITE

uPVC double glazed window with obscured glass to front aspect, vinyl tiled floor, pedestal hand wash basin, WC, radiator, enclosed shower, with shower connected to mains water.

BEDROOM THREE

uPVC double glazed window to garden aspect, vinyl flooring, radiator.

BEDROOM TWO

uPVC double glazed window to front aspect, vinyl flooring, radiator.

FAMILY BATHROOM

uPVC double glazed window with obscured glass to front aspect, radiator, vinyl tiled flooring, panelled bath, pedestal hand wash basin, WC.

GARAGE

Power and light, courtesy door to the side, up and over door.

EXTERNAL

To the front is a shingle driveway leading to the garage, there is a small area laid to lawn, to the rear is a paired area, the garden is mostly laid to lawn and borders by mature shrubs.

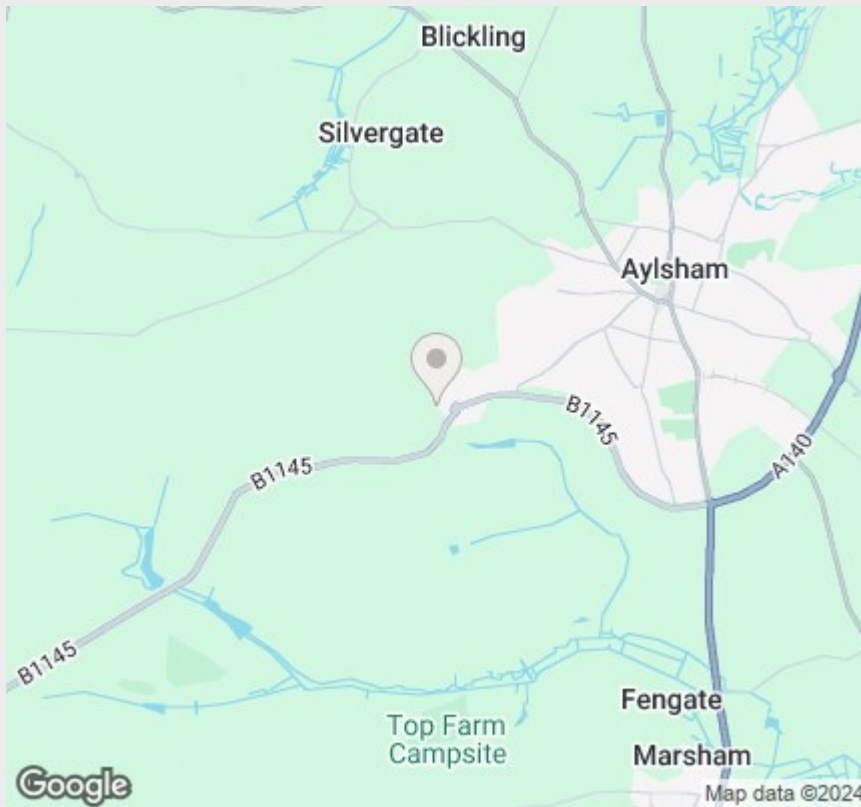
AGENTS NOTES

Freehold

Main drainage

Gas, electricity and water connected


Estate charge - £200 approximately



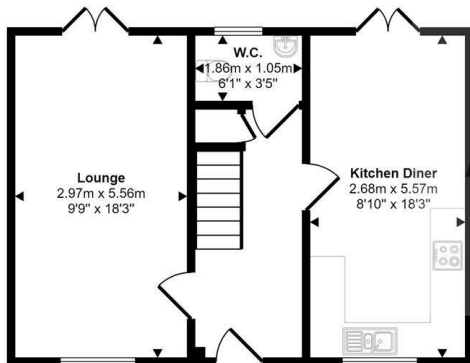
Viewings

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

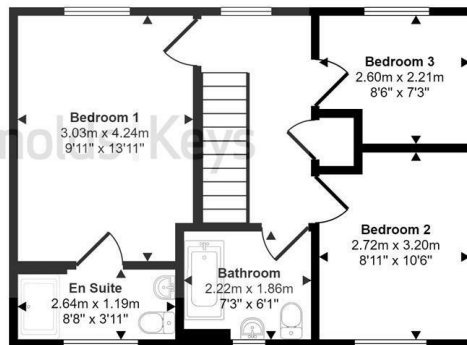
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	82	
(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 

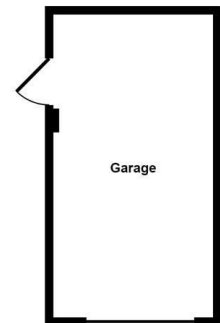
Approx Gross Internal Area
102 sq m / 1094 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 44 sq m / 471 sq ft



Garage
Approx 14 sq m / 156 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.



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