

Arnolds | Keys



55 St. Michaels Avenue, Aylsham, NR11 6YA

Offers Over £400,000

- AWARD WINNING HOPKIINS HOME DEVELOPMENT
- THREE BATHROOMS
- CLOSE TO AYLSHAM MARKET PLACE
- BEAUTIFULLY PRESENTED
- FOUR BEDROOMS
- OFF ROAD PARKING AND GARAGE
- TWO RECEPTION ROOMS
- LOW MAINTENANCE, WEST FACING REAR GARDEN

55 St. Michaels Avenue, Aylsham NR11 6YA

A beautifully presented four bedroom town house, ideally located within the award winning Hopkins Homes development close to the market place in Aylsham. The home offers bright, contemporary and spacious accommodation with off road parking and a garage.



Council Tax Band: D



DESCRIPTION

Ideally nestled within the desirable Hopkins Homes development, this fantastic four bedroom town house offers deceptively spacious accommodation. The property is situated close to the sought after market place in Aylsham, offering a host of local amenities from supermarkets, restaurants and pubs, independent shops, doctors, opticians and more. The property itself boasts bright and airy accommodation, with a generous kitchen diner, cloakroom and home office to the ground floor, living room, bedroom and family bathroom on the first floor with a further bathroom and final three bedrooms; one with ensuite to the second floor. Externally, the home presents a beautifully kept, low maintenance West facing rear garden with a gate allowing direct access to the parking space and garage.

ENTRANCE HALL

Timber framed door to front entrance, built in storage cupboard, carpet, radiator.

CLOAKROOM

WC, pedestal wash hand basin, radiator, extractor fan, vinyl.

KITCHEN

Double glazed window to rear aspect, timber framed door to rear, wall and base units with work surface over, inset one and a half sink and drainer, Rangemaster oven with 6 ring gas hob and cooker hood over, space and plumbing for a dishwasher, washing machine and tumble dryer, tiled flooring, radiator, space for a fridge/freezer.

HOME OFFICE

Double glazed sash window to front aspect, radiator, carpet flooring.

FIRST FLOOR LANDING

Carpet flooring, radiator.

LIVING ROOM

Two double glazed windows to rear aspect, electric fireplace with ceramic hearth and timber mantle over, carpet flooring, two radiators.

BATHROOM TWO

Double glazed sash window to front aspect, carpet, radiator.

BATHROOM

Double glazed sash window to front aspect, WC, pedestal wash hand basin, bath with mixer tap and shower head attachment, shower cubicle with mains connected shower over, extractor fan, shaver charging point, radiator with towel rail over.

SECOND FLOOR LANDING

Carpet flooring, airing cupboard, built-in storage cupboard with shelving units.

BEDROOM ONE

Two double glazed sash windows to front aspect, carpet flooring, radiator, double built in wardrobe, door to;

ENSUITE

Three piece suite comprising corner shower cubicle with mains connected shower, WC, pedestal wash hand basin, extractor fan, radiator with towel rail over, vinyl flooring, shaver charging point.

BATHROOM

Three piece suite comprising bath with mixer tap and shower head attachment, pedestal wash hand basin, WC, radiator with towel rail over, vinyl flooring, extractor fan, shaver charging point.

BEDROOM TWO

Double glazed window to rear aspect, built in double wardrobe, carpet flooring, radiator.

BEDROOM FOUR

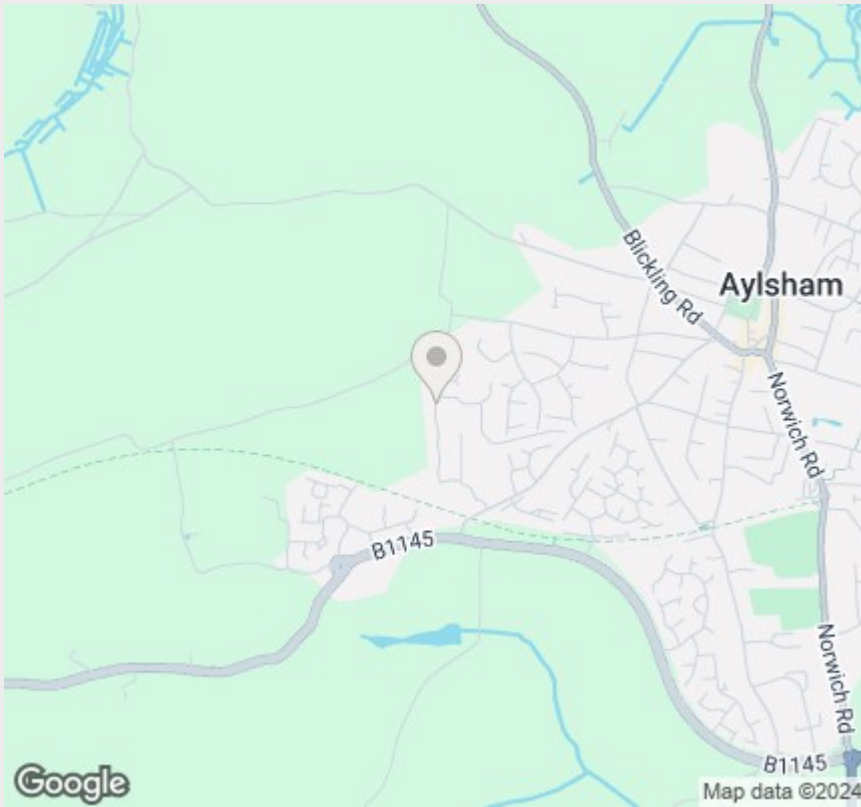
Double glazed window to rear aspect, carpet flooring and radiator.

EXTERNAL

To the front the property is approached from the pavement via a paved path with a small garden to the side. To the rear, the garden is West facing with beautiful views to the field beyond. The garden is ideally low maintenance with a sunny patio seating area, shingle area and a small area of astro turf and a shed. A rear gate leads to the shingled off road parking area and access to the single garage.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Gas fired central heating.
Council tax band: D (Broadland)



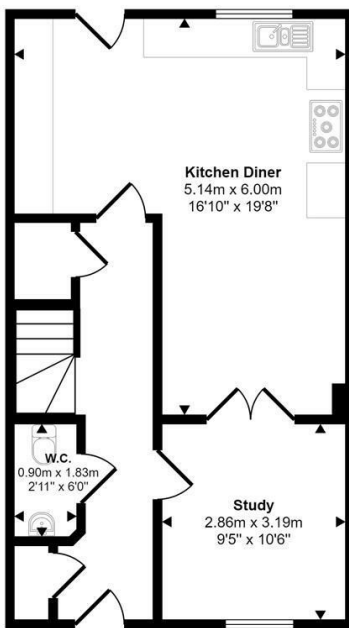
Viewings

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

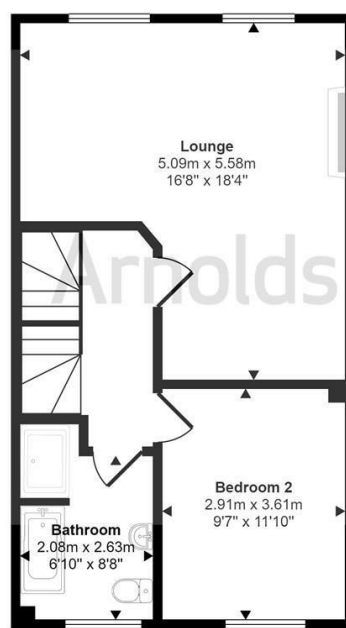
EPC Rating:

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

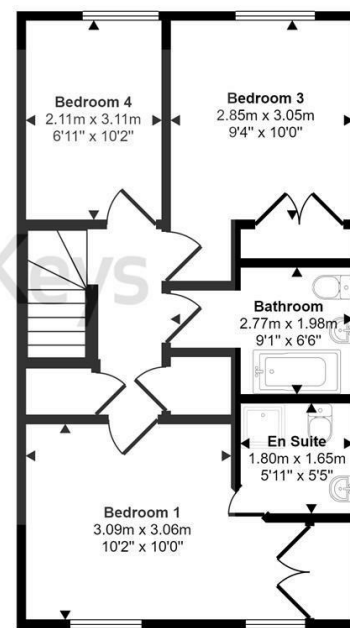
Approx Gross Internal Area
157 sq m / 1691 sq ft



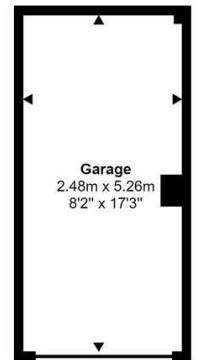
Ground Floor
Approx 48 sq m / 522 sq ft



First Floor
Approx 48 sq m / 516 sq ft



Second Floor
Approx 48 sq m / 513 sq ft



Garage
Approx 13 sq m / 140 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.

