

# Arnolds | Keys



**19 Stuart Road, Aylsham, NR11 6HW**

**Guide Price £350,000**

- SOUTH FACING REAR GARDEN
- BEAUTIFULLY PRESENTED ACCOMMODATION
- WALKING DISTANCE TO TOWN
- TWO DOUBLE BEDROOMS
- DRIVEWAY AND SINGLE GARAGE
- TWO RECEPTION ROOMS
- DETACHED BUNGALOW
- CONSERVATORY



# 19 Stuart Road, Aylsham NR11 6HW

Situated in a highly sought after area within walking distance to the market place in Aylsham, this detached two bedroom bungalow offers beautifully presented accommodation and a delightful South facing rear garden. The home offers a convenient and comfortable lifestyle with easy access to all local amenities.



Council Tax Band: C





## DESCRIPTION

This beautifully presented bungalow occupies a desirable location on a quiet cul-de-sac, just a short distance from the market place in Aylsham. The property boasts well presented accommodation and features a spacious entrance hall, kitchen, shower room, lounge/diner with a large bay window enjoying views of the garden, conservatory and two double bedrooms. Externally, the home benefits from a delightful South facing rear garden with has been beautifully landscaped and features a summer house with power, a single garage and driveway parking.

## LOCATION

Stuart Road is a sought after area within Aylsham. The property is positioned on a quiet cul-de-sac and is within walking distance to the market place. Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

## ENTRANCE HALL

uPVC door to main entrance, double glazed window with obscured glass to front aspect, carpeted, two built in storage cupboards, decorative coving.

## SHOWER ROOM

Double glazed window with obscured glass to front aspect, three piece suite comprising shower cubicle with mains connected power shower, WC, vanity unit with inset wash hand basin, vinyl flooring, radiator, extractor fan.

## KITCHEN

uPVC double glazed door to side aspect. Kitchen comprising wall and base units with worksurface over, inset stainless steel sink and drainer, space and plumbing for a dishwasher and washing machine, integrated electric oven with 4 ring gas hob and cooker hood over, space for a fridge/freezer, vinyl flooring.

## BEDROOM TWO

Double glazed window to front aspect, carpeted, radiator, built in storage space, decorative coving.

## BEDROOM ONE

Double glazed window to rear aspect, built in double wardrobe, carpeted, radiator, decorative coving.

## LIVING ROOM

A dual aspect room with two double glazed windows to the side and large bay window to rear aspect, decorative coving, carpeted, radiator, electric fireplace with ceramic/marble surround and timber mantle over. Archway to;

## DINING ROOM

Two built in storage cupboards with shelving units, carpeted, radiator, decorative coving. Door to;

## CONSERVATORY

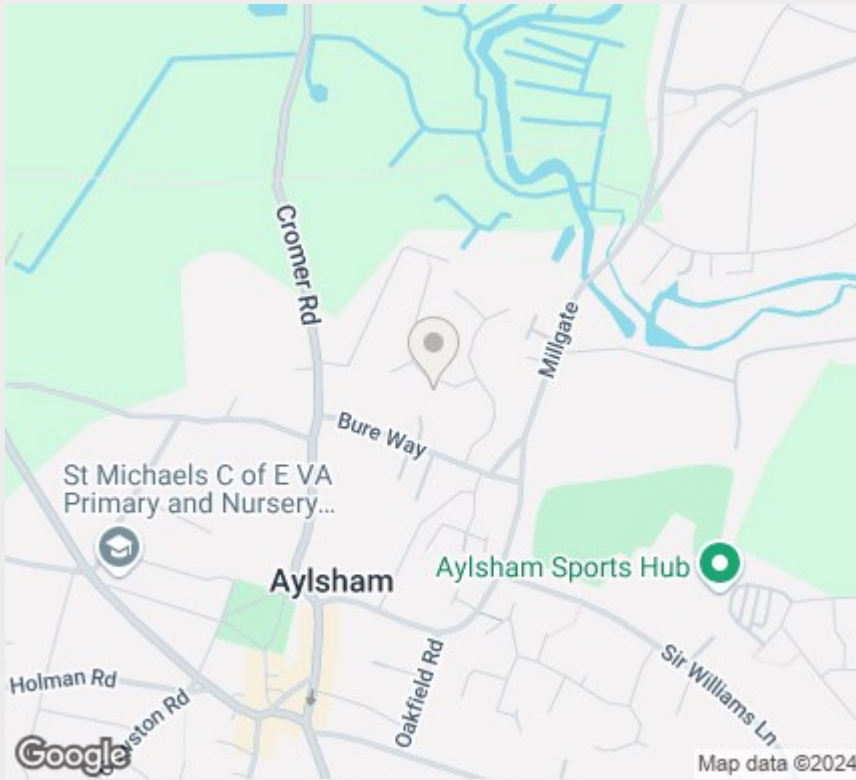
Double glazed window to side and rear aspect, uPVC sliding door to rear garden, tiled flooring.

## EXTERNAL

To the front the property is approached via a brick weave driveway with a range of mature shrubs, a gated side entrance allows for further secured parking and access into the single garage, which has an electric door, power, lighting and a timber door to the side. The rear garden is South facing and has been beautifully landscaped to boast a range of flower borders, mature shrubs and a lawned area. There is also a timber framed Summer House which has a power supply.

## AGENTS NOTES


This property is Freehold.  
Mains drainage, gas, electricity and water connected.  
Council tax band: C



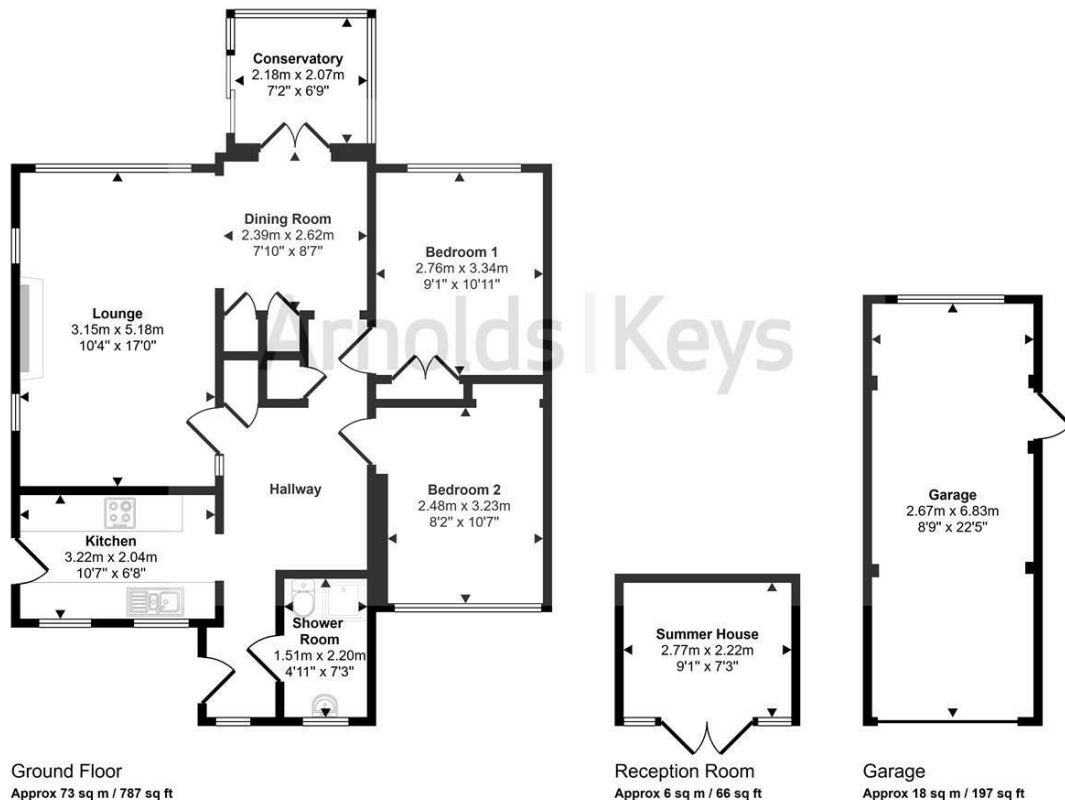
## Viewings

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>			
(81-91) <b>B</b>			
(69-80) <b>C</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  
98 sq m / 1050 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

