

# Arnolds | Keys



**101 Norwich Road, Aylsham, NR11 6JQ**

**Guide Price £350,000**

- NO ONWARD CHAIN
- MAIN BEDROOM WITH ENSUITE
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- CLOSE TO TOWN LOCATION
- GAS FIRED CENTRAL HEATING

# 101 Norwich Road, Aylsham NR11 6JQ

**\*NO ONWARD CHAIN\*** A conveniently located three bedroom semi detached home, positioned just a short distance to the market place in Aylsham with two reception rooms, three bedrooms, off road parking and mature front, side and rear gardens.



Council Tax Band: B



## DESCRIPTION

Located in an ideal position just a short distance from the market place in Aylsham with easy access to local amenities. The home presents two reception rooms, kitchen, utility room and a bathroom to the ground floor. To the first floor are three bedrooms, with the main bedroom featuring an ensuite shower room. Externally the property benefits from a brick weave driveway and mature front, side and rear gardens.

## LOCATION

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.

## LIVING ROOM

Double glazed window to side and front aspect, uPVC door to front entrance, laminate flooring, radiator, two storage cupboards.  
Open arch to:

## DINING ROOM

Stairs to first floor, laminate flooring, radiator.

## KITCHEN

Double glazed window to side aspect, stainless steel one and a half sink and drainer, integrated electric oven and dishwasher, 4 ring gas hob with cooker hood over, breakfast bar, tiled flooring.

## UTILITY ROOM

Double glazed window to side aspect, fitted with a range of base units with space and plumbing for a washing machine, space for an under counter fridge, free standing fridge/freezer, wall mounted gas boiler, tiled flooring.

## BATHROOM

Double glazed window with obscured glass to rear aspect. Fitted with a four piece suite comprising bath shower corner cubicle, wash hand basin, WC, two radiators, tiled flooring, mains extractor fan, shaver charging point.

## FIRST FLOOR LANDING

Double glazed window to side aspect, carpeted.

## BEDROOM ONE

Double glazed window to side aspect, carpeted, radiator, door to;

## ENSUITE

Three piece suite comprising shower cubicle with mains connected shower, WC and wash hand basin, extractor fan, vinyl flooring.

## BEDROOM TWO

Double glazed window to front aspect, carpeted, radiator.

## BEDROOM THREE

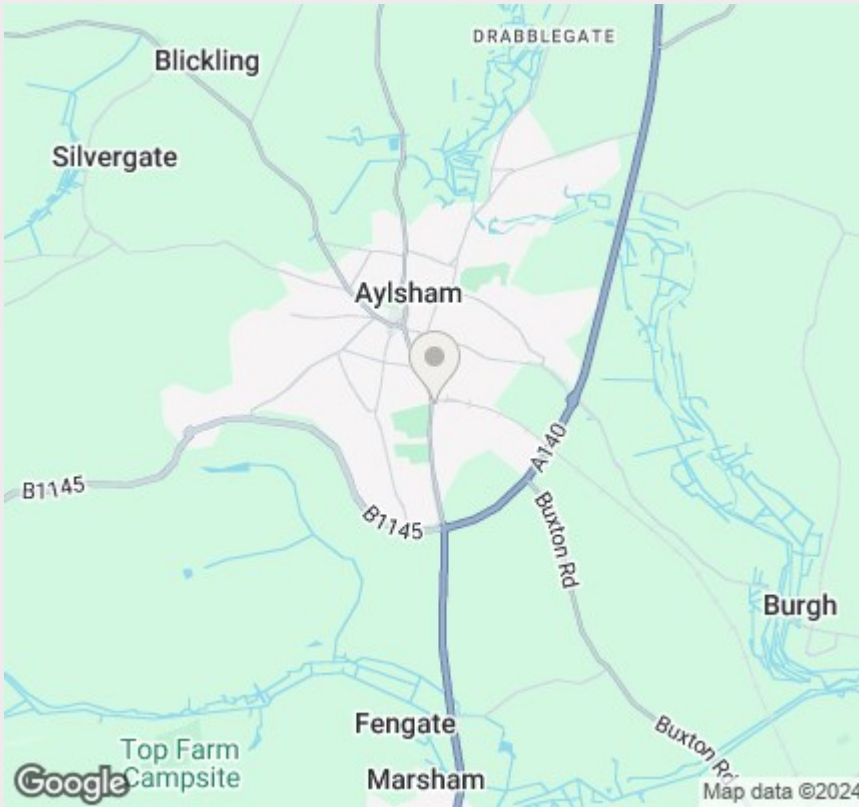
Double glazed window to front aspect, carpeted, radiator.

## EXTERNAL

To the front the property is accessed from the main path through a low level gate with a paved pathway leading to the front door, to the side is a lawn area bordered with a range of mature shrubs. To the rear there is a brick weave driveway providing off road parking and a mature rear garden which is mainly laid to lawn and also features an array of shrubs.

## AGENTS NOTES

This property is Freehold.  
Council tax band: B (Broadland)  
Mains drainage, electricity, gas and water connected.

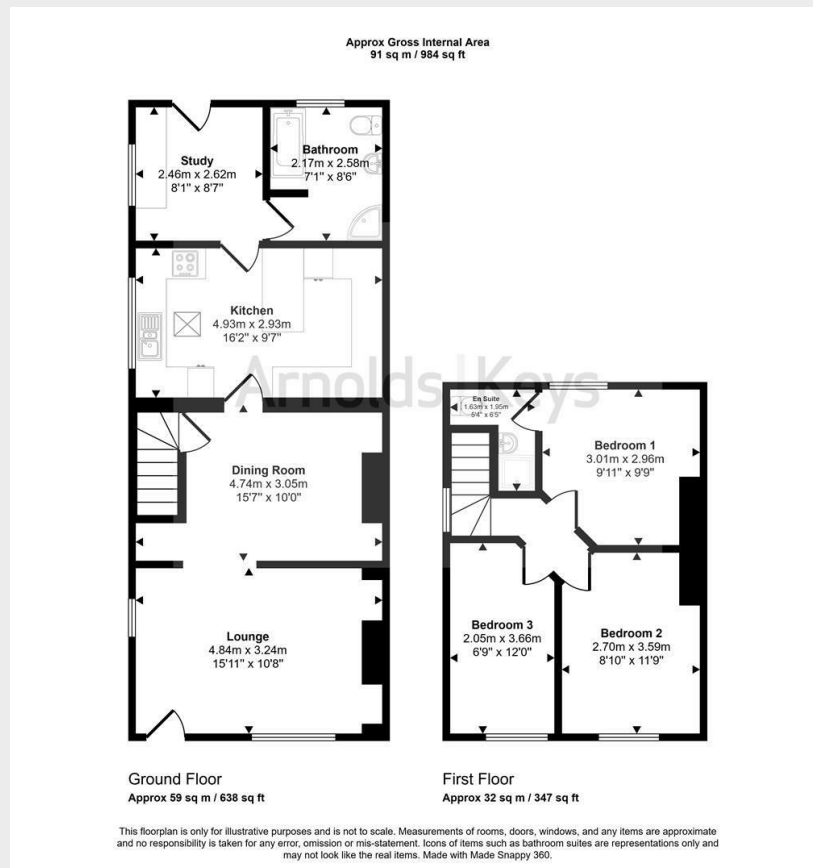


## Viewings

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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



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.

