

Arnolds | Keys



23 Ethel Tipple Drive, Aylsham, NR11 6UR

Guide Price £275,000

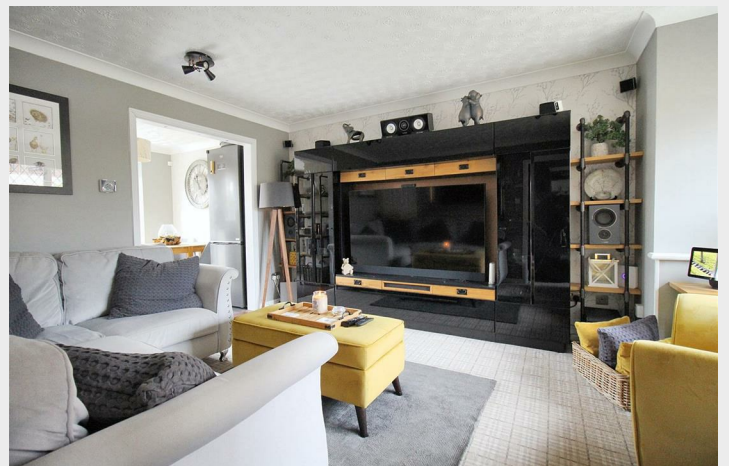
- MODERN SEMI DETACHED HOME
- CONTEMPORARY ACCOMMODATION
- CLOSE TO MARKET PLACE
- BEAUTIFULLY PRESENTED FRONT AND REAR GARDENS
- TWO DOUBLE BEDROOMS
- GARAGE WITH OFF ROAD PARKING
- POPULAR NORFOLK HOMES DEVELOPMENT
- QUIET CUL DE SAC LOCATION

23 Ethel Tipple Drive, Aylsham NR11 6UR

Tucked away within a quiet cul-de-sac in the popular Norfolk Homes Development, this beautifully presented two bedroom home, offers contemporary accommodation with a landscaped rear garden, off road parking and garage.



Council Tax Band: B



DESCRIPTION

This beautifully presented two bedroom home is nestled within a quiet cul-de-sac the popular Norfolk Homes development, conveniently located just a short distance from the sought after market place in Aylsham. The property offers much improved and modernised accommodation with an entrance hall and ground floor cloakroom, living room, kitchen diner with patio doors leading to the landscaped rear garden, with two double bedrooms and a family bathroom to the first floor. Externally, the property boasts well maintained front and rear gardens, with off road parking to the rear and a single garage.

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.

INTERNAL ACCOMMODATION

ENTRANCE HALL

uPVC door to front entrance, radiator, carpeted, door to cloakroom;

CLOAKROOM

Double glazed window to front aspect, WC, vanity unit with wash hand basin, carpeted, radiator.

LIVING ROOM

Double glazed window to front aspect, built in under stairs cupboard, a bespoke fitted television unit with plenty of useful storage, built in lighting with solid Oak shelving and useable drawers (available with extra negotiation), fitted speakers, radiator, carpeted, open to:

KITCHEN DINER

Double glazed window to front aspect, double glazed French doors to rear garden. Fitted with a range of wall and base units with worksurface over, inset stainless steel sink with bowl and

drainer, 'Kenwood' double electric oven with 5 ring gas hob and 'Bielmeier' cooker hood over, space for a fridge freezer and washing machine, integrated 'Kenwood' dishwasher, tiled flooring.

FIRST FLOOR LANDING

Airing cupboard with shelving units, carpeted.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with electric shower over, vanity unit with WC and inset wash hand basin, tiled floor, extractor fan, heated towel rail.

BEDROOM ONE

Double glazed window to front aspect, built in double wardrobe with mirrored doors, with additional bespoke fitted cupboards and drawers that stretch the width of the room maximising storage, space for a king size bed, carpeted, radiator.

BEDROOM TWO

Double glazed window to rear aspect, radiator, carpeted.

EXTERNAL

To the front the property is accessed via a paved pathway leading to the front door with a low maintenance shingled front garden with a raised flower border and olive tree.

To the rear the property has been beautifully landscaped and is mainly paved with decorative borders boasting a range of mature shrubs, flowers and trees and is fitted with remote controlled lighting throughout. There is a sunken paved seating area which is sheltered by a pergola and a beautiful Wisteria. From here there is access to the garage which has an up and over door, power and lighting.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity, water and gas connected.

Council tax band: B



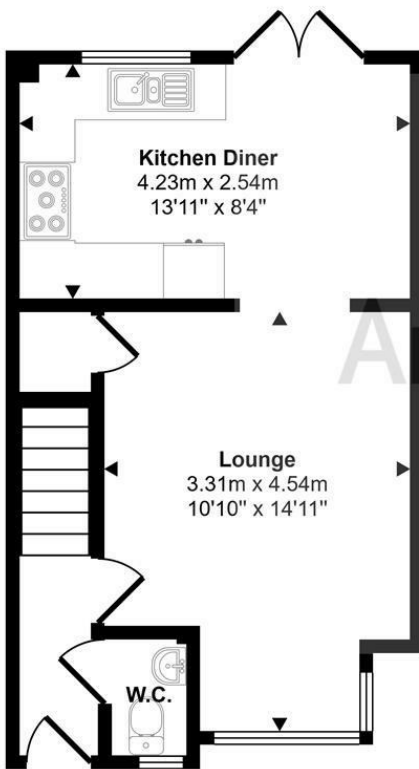
Viewings

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

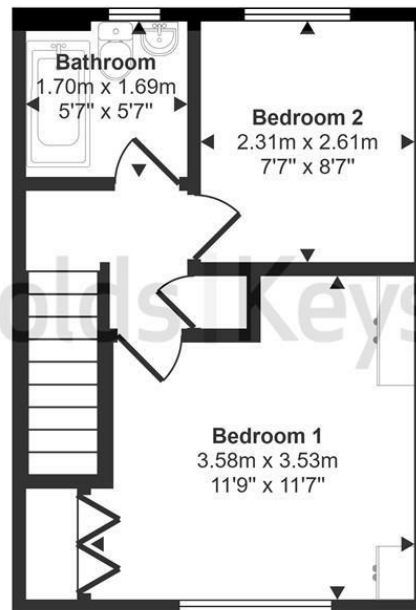
EPC Rating:

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	

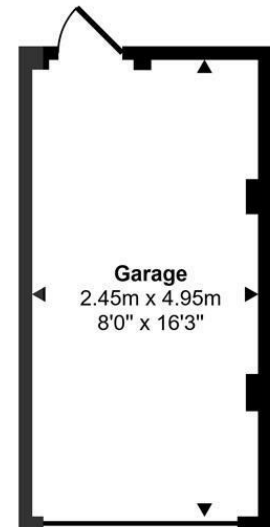
Approx Gross Internal Area
69 sq m / 741 sq ft



Ground Floor
Approx 30 sq m / 326 sq ft



First Floor
Approx 26 sq m / 285 sq ft



Garage
Approx 12 sq m / 130 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.

