



222 Hungate Street, Aylsham, NR11 6JY

Guide Price £280,000

- NORFOLK HOMES PROPERTY
- GROUND FLOOR CLOAKROOM
- DRIVEWAY
- MODERN AND WELL PRESENTED

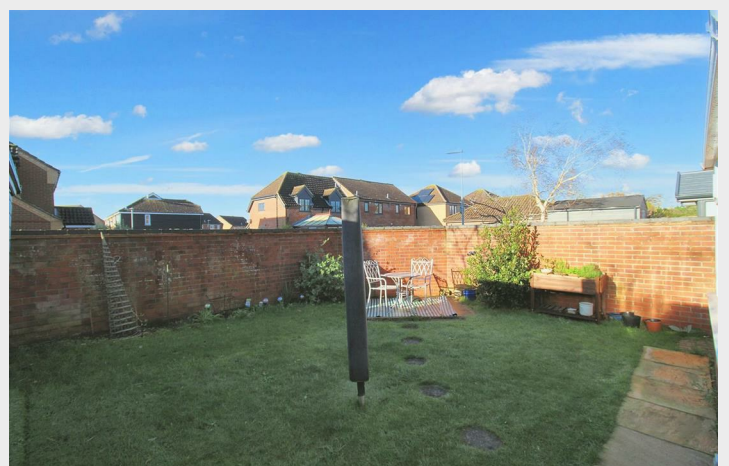
- THREE BEDROOMS
- CONSERVATORY
- CLOSE TO MARKET PLACE
- THREE RECEPTION ROOMS

222 Hungate Street, Aylsham NR11 6JY

Located within the sought after market town of Aylsham, this fantastic three bedroom Norfolk Homes property offers well presented and modern accommodation with three reception rooms, off road parking and an enclosed rear garden.



Council Tax Band: C



DESCRIPTION

This three bedroom Norfolk Homes property has been altered over time to offer contemporary and well presented accommodation with a ground floor cloakroom, three reception rooms; including a dining room and conservatory, a modernised kitchen, three bedrooms and a family bathroom. The property is ideally positioned close to the market place in Aylsham and offers a driveway with off road parking for two vehicles and an enclosed rear garden.

ENTRANCE HALL

uPVC door to front, carpet, stairs to first floor, radiator.

CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, wash hand basin, radiator, carpet.

LIVING ROOM

Double glazed window to front aspect, carpet flooring, radiator, open arch to extended living area with laminate flooring, radiator, sliding doors to conservatory.

CONSERVATORY

Double glazed windows, UPVC door to side aspect, vinyl flooring, power supply.

KITCHEN

'L' shaped room with uPVC double glazed door to rear with one window to rear and one to conservatory, wall and base units with inset ceramic sink and drainer, Samsung electric hob with cooker hood over, space and plumbing for a dishwasher, integrated electric oven, space for free standing fridge and separate freezer, laminate flooring, space and plumbing for washing machine and tumble dryer.

DINING ROOM

Double glazed window to front aspect, carpet flooring.

FIRST FLOOR LANDING

Carpet flooring, built in storage cupboard with shelving units, doors to all rooms;

BEDROOM ONE

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

BEDROOM THREE

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

BATHROOM

Double glazed window to rear aspect with obscured glass, fitted with a three piece suite comprising bath with mains connected shower over, wash hand basin and WC fitted into vanity unit, extractor fan, shaver charging point, vinyl flooring, tiled walls, heated towel rail.

BEDROOM ONE

A dual aspect room with double glazed window to front and rear aspect, built in wardrobe, carpet flooring, radiator.

EXTERNAL

To the front the property features a concrete driveway with a small front garden which is laid to lawn and fenced to the side. To the rear the garden is mainly laid to lawn with a sheltered patio seating area and a shed.

AGENTS NOTES

This property is Freehold.

Mains gas, drainage, electricity and water connected.


Council tax band: C



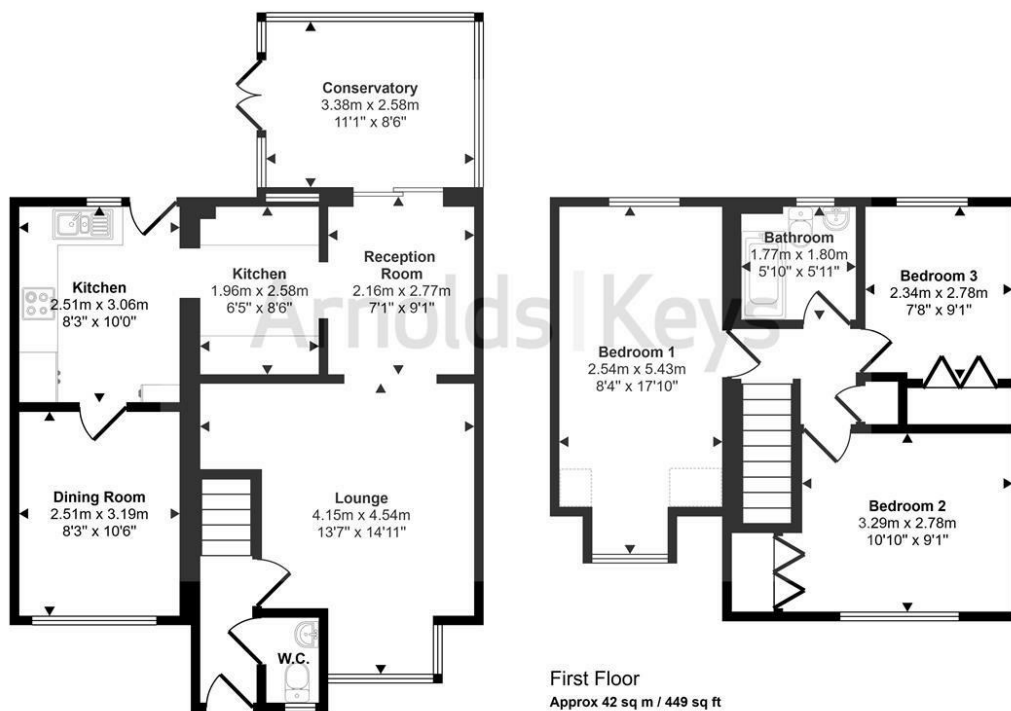
Viewings

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) 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
101 sq m / 1092 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft

First Floor
Approx 42 sq m / 449 sq ft

 Denotes head height below 1.5m

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.



8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com