



39 Sapwell Close, Aylsham, NR11 6EF

Guide Price £250,000

- TWO BEDROOMS
- CUL-DE-SAC LOCATION
- DRIVEWAY
- WET ROOM
- SEMI DETACHED BUNGALOW
- FRONT AND REAR GARDEN
- GARAGE
- WALKING DISTANCE TO MARKET PLACE

39 Sapwell Close, Aylsham NR11 6EF

This two bedroom semi detached bungalow, located in a cul-de-sac within the sought after market town of Aylsham. The property features gas central heating, double glazing, a fitted kitchen, front, and rear gardens, and a single garage.



Council Tax Band: B



DESCRIPTION

This two bedroom semi detached bungalow is situated in a cul-de-sac location in the popular Market Town of Aylsham. The property benefits from gas central heating, double glazing, a fitted kitchen, garage and gardens to the front side and rear.

LOCATION

The historic market town of Aylsham, located 9 miles north of Norwich along the River Bure, embodies the charm of a classic Norfolk town. The National Trust marketplace has been a hub for farmers' markets since the 1500s. Aylsham boasts remarkable architecture spanning centuries, including a magnificent church rich in Norfolk's history. Nearby, the renowned Blickling Hall, once home to the Boleyn family, attracts visitors year-round. The Bure Valley Railway adds to the town's appeal, offering scenic steam train journeys to Wroxham or Coltishall.

ENTRANCE HALL

uPVC door with double glazed obscured window to front aspect, carpeted, entrances to bedrooms, bathroom and lounge, cupboard, radiator.

BEDROOM ONE

uPVC double glazed window to front aspect, radiator carpeted, built in units surround the bed, built in wardrobes.

BEDROOM TWO

uPVC double glazed window to front aspect, carpeted, radiator.

WET ROOM

uPVC double glazed window with obscured glass to side aspect, vinyl flooring, pedestal hand wash basin, WC, electric Mira shower, radiator.

LOUNGE DINER

uPVC French doors lead to the conservatory, carpeted, radiator, electric fireplace sits on a stone hearth and wooden mantle surround.

KITCHEN

Wooden door with obscured glass leads to the conservatory, uPVC double glazed window to rear aspect, vinyl flooring, a range of wall and base units with counter over, inset stainless steel one and a half bowl sink with drainer, space for oven, washing machine, fridge, cupboard which is used as a pantry and houses the boiler.

CONSERVATORY

uPVC double glazed windows and door lead to the rear garden, radiator, carpeted.

EXTERNAL

To the front is a disabled friendly path that leads to the front door which is surrounded by flower beds containing mature shrubs, flowers and trees, to the rear the garden is mostly laid to lawn, surrounded by flowers beds with mature flowers, shrubs and trees.

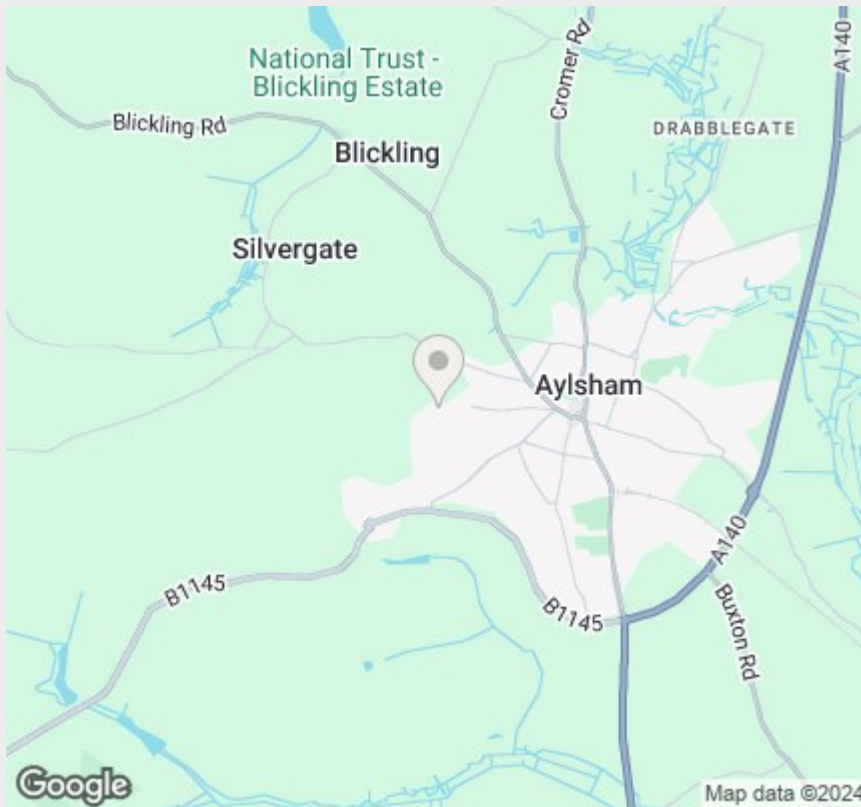
AGENTS NOTE

Freehold

Council Tax: Broadland Band B

Mains drainage.

gas and electricity connected.

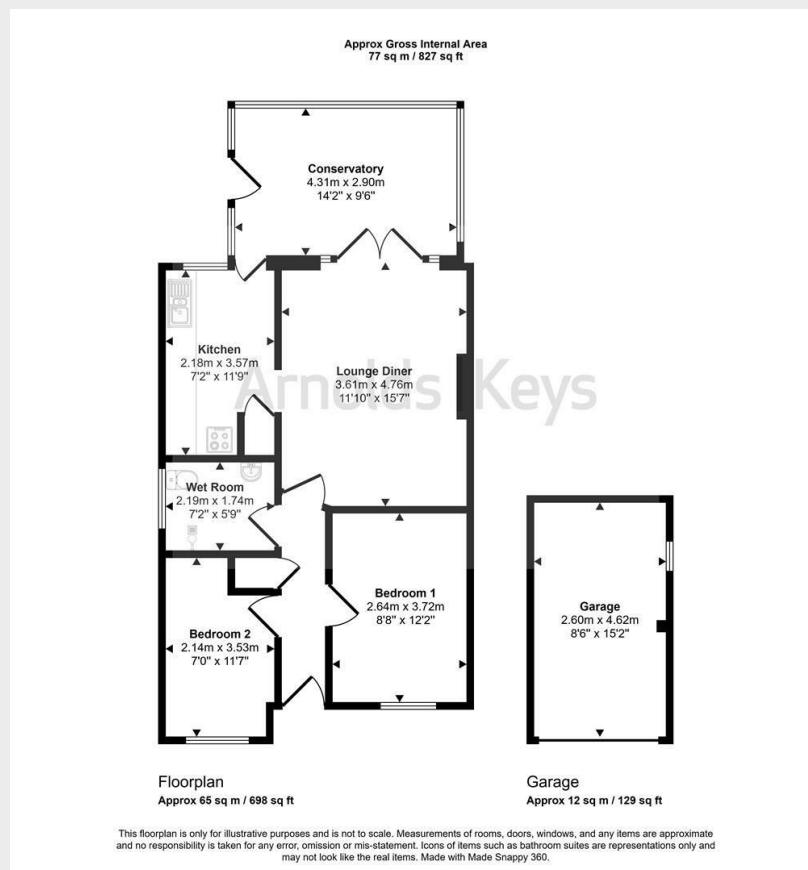


Viewings

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) 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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.



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