



**24 Peabody Road, Aylsham, NR11 6FE**

**Offers Over £350,000**

- DETACHED MODERN FAMILY HOME
- GENEROUS PLOT SIZE
- GARAGE AND OFF ROAD PARKING
- CONTEMPORARY AND BRIGHT ACCOMODATION
- MAIN BEDROOM WITH ENSUITE
- SOUTH FACING REAR GARDEN
- CLOSE TO TOWN LOCATION
- GROUND FLOOR CLOAKROOM



# 24 Peabody Road, Aylsham NR11 6FE

Located close to the sought after market place of Aylsham, this fantastic four bedroom detached family home is ideally positioned set back from the road and enjoying one of the largest plot sizes on the development. The home offers contemporary and beautifully presented accommodation with a delightful South facing garden.

 4  2  1  B

Council Tax Band: D



## DESCRIPTION

This beautifully presented four bedroom detached family home is ideally positioned set back from the road occupying a corner position and enjoying one of the most generous plot sizes on the development. The home boasts off road parking for multiple vehicles and a single garage, with beautifully maintained gardens, including a South facing rear garden. The home offers contemporary and bright accommodation, with an entrance hall leading to the ground floor cloakroom, a dual aspect living room and kitchen diner, utility room, and family bathroom to the first floor with four bedrooms; one with an ensuite.

## LOCATION

The property is located within the Persimmon Homes development, close to the market place of Aylsham. 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 front entrance, laminate flooring.

## CLOAKROOM

WC, wash hand basin, radiator, laminate flooring, extractor fan.

## KITCHEN

Dual aspect room with double glazed window to front and rear aspect, wall and base units with inset one and a half stainless steel sink and drainer, space for a dishwasher, fitted electric oven with electric hob and cooker hood over, space for a free standing fridge/freezer, tiled flooring, radiator, built in storage cupboard.

## UTILITY ROOM

UPVC door to rear, base units with worksurface over, space and plumbing for a washing machine, wall mounted gas boiler, radiator, vinyl flooring, extractor fan.

## LIVING ROOM

Dual aspect with double glazed window to front and patio doors to rear garden, carpeted, radiator.

## FIRST FLOOR LANDING

Carpeted, built in storage cupboard.

## BEDROOM ONE

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

## ENSUITE

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising corner shower cubicle with mains connected shower over, WC, wash hand basin, radiator, vinyl flooring, extractor fan.

## BEDROOM THREE

Double glazed window to front aspect, carpeted, radiator.

## BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath with electric Mira shower over, wash hand basin, WC, radiator, vinyl flooring, extractor fan, electric shaver charging point

## BEDROOM FOUR

Double glazed window to front aspect, carpeted, radiator.

## BEDROOM TWO

Double glazed window to rear aspect, carpeted, radiator.

## EXTERNAL

To the front the property features a shingle driveway providing ample off road parking and access to the single garage, which has an up and over door, power and lighting. The front garden is mainly laid to lawn with a paved pathway leading to the front door. To the rear, the landscaped South facing garden is fully enclosed and laid to lawn with a fenced patio seating/BBQ area.

## AGENTS NOTES

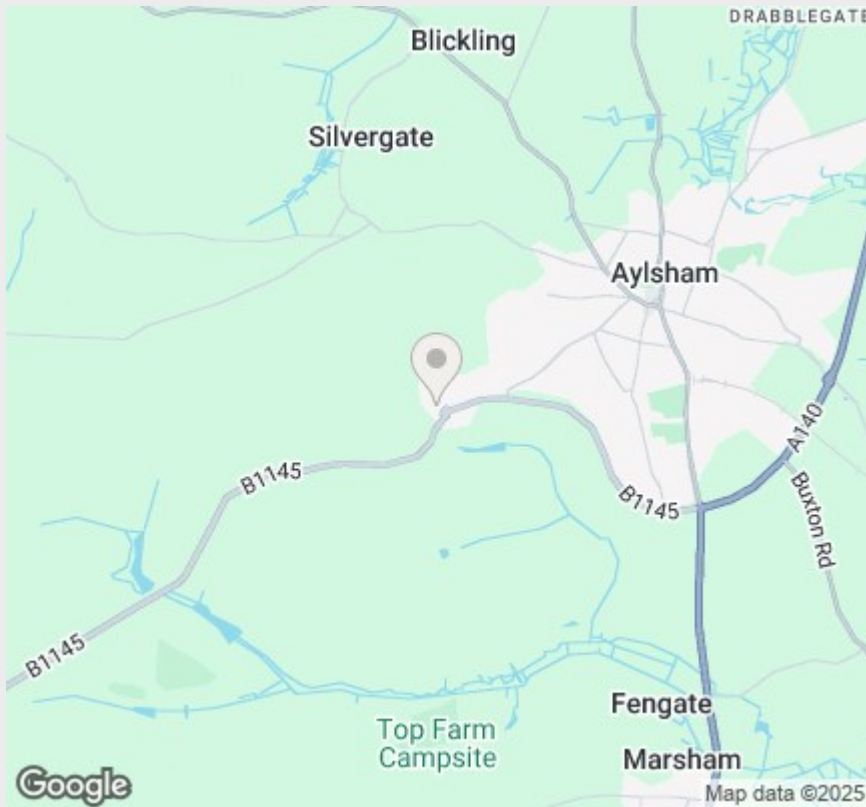
This property is Freehold.

Mains drainage, gas and electricity connected.

Council tax band: D (Broadland)

EPC Rating B





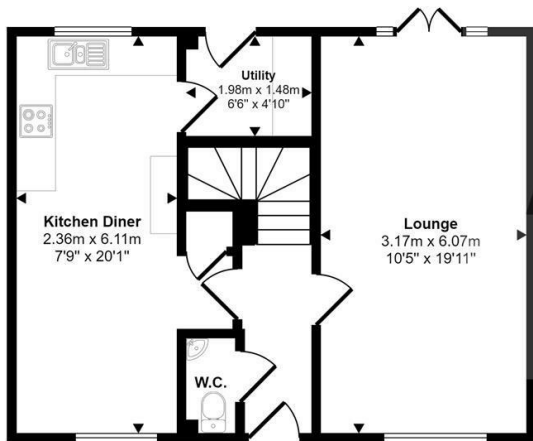
## Viewings

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

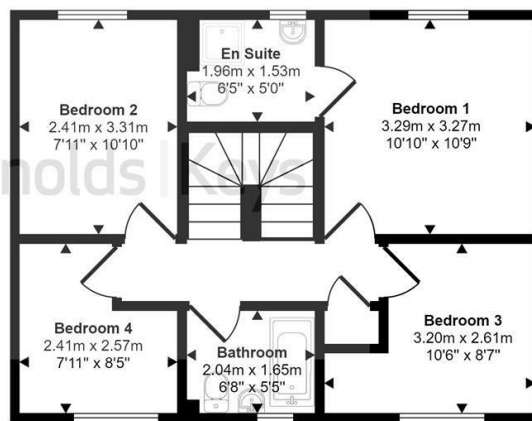
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(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	

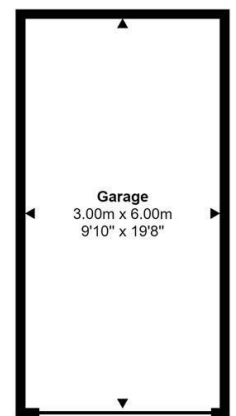
Approx Gross Internal Area  
114 sq m / 1223 sq ft



Ground Floor  
Approx 48 sq m / 513 sq ft



First Floor  
Approx 48 sq m / 516 sq ft



Garage  
Approx 18 sq m / 194 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.



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