



**1 Forster Way, Aylsham, Norwich, NR11 6BE**

**Offers Over £350,000**

- LINK DETACHED
- CORNER PLOT
- LARGE GARDEN
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- WALKING DISTANCE TO MARKET PLACE
- FAMILY BATHROOM
- NO ONWARD CHAIN

# 1 Forster Way, Norwich NR11 6BE

Set on an enviable corner plot and within a short walk of Aylsham Market Place is this three bedroom link detached house. Benefiting from a large foot print this home has generously proportioned bedrooms, an L shaped lounge, dining room, kitchen, utility room and garage.



Council Tax Band:



## DESCRIPTION

Set on an enviable corner plot and within a short walk of Aylsham Market Place is this three bedroom link detached house. Benefiting from a large foot print this home has generously proportioned bedrooms, an L shaped lounge, dining room, kitchen, utility room and garage.

## LOCATION

Aylsham is a historic and picturesque market town located in the heart of Norfolk. It has a wide range of amenities including traditional shops, supermarkets and doctors' surgery. There is also a range of schools for all ages and direct bus links to the coast and Norwich City Centre.

## ENTRANCE HALL

uPVC front door with side window with obscured glass, tiled flooring, entrance to downstairs shower room and lounge.

## DOWNSTAIRS SHOWER ROOM

Dual aspect with uPVC obscured double glazed windows to front and side aspects, tiled flooring, heated towel rail, pedestal hand wash basin, WC, shower cubicle.

## LOUNGE

Dual aspect with uPVC double glazed window to front aspect and uPVC double glazed door leading to patio, L-shaped room with feature fireplace, parquet flooring, cupboard, two radiators.

## DINING ROOM

Dual aspect with uPVC double glazed window to garden aspect and uPVC French doors lead to patio, parquet flooring, radiator.

## KITCHEN

uPVC double glazed window to garden aspect, a range of wall & base units with counter over, inset one bowl sink with drainer, range oven, tiled flooring, cupboard, radiator, door leading to Utility Room.

## UTILITY

Dual aspect with uPVC double glazed windows to garden aspect, uPVC door with stained glass leading to the garden, a range of wall and base units with worksurface over, inset stainless steel one bowl sink with drainer, space and plumbing for both washing machine & dishwasher, door to Garage.

## STAIRS TO FIRST FLOOR LANDING

Carpeted, uPVC double glazed window with obscured glass to garden aspect, cupboard which

houses the boiler, entrances to bedrooms and family bathroom.

## FAMILY BATHROOM

uPVC double glazed windows with obscured glass, tiled flooring, four piece suite with panelled bath, WC, pedestal hand wash basin and shower cubicle.

## MAIN BEDROOM

uPVC double glazed window to front aspect, carpeted, build in wardrobe, carpeted, radiator.

## BEDROOM TWO

uPVC double glazed window to rear aspect, carpeted, build in wardrobe, carpeted, radiator.

## BEDROOM THREE

uPVC double glazed window to rear aspect, carpeted, build in wardrobe, carpeted, radiator.

## GARAGE

Double length garage with up and over door, courtesy door leads to utility room

## EXTERNAL

To the front of the property is a driveway, providing off-road parking and leading to the garage. To the side & rear of the property is a patio area with steps up to a L-shaped garden which is mostly laid to lawn with mature plants & trees along the border and a seating area.

## AGENTS NOTES

Sale is subject to Grant of Probate.

Freehold  
Electricity connected  
Mains Drainage

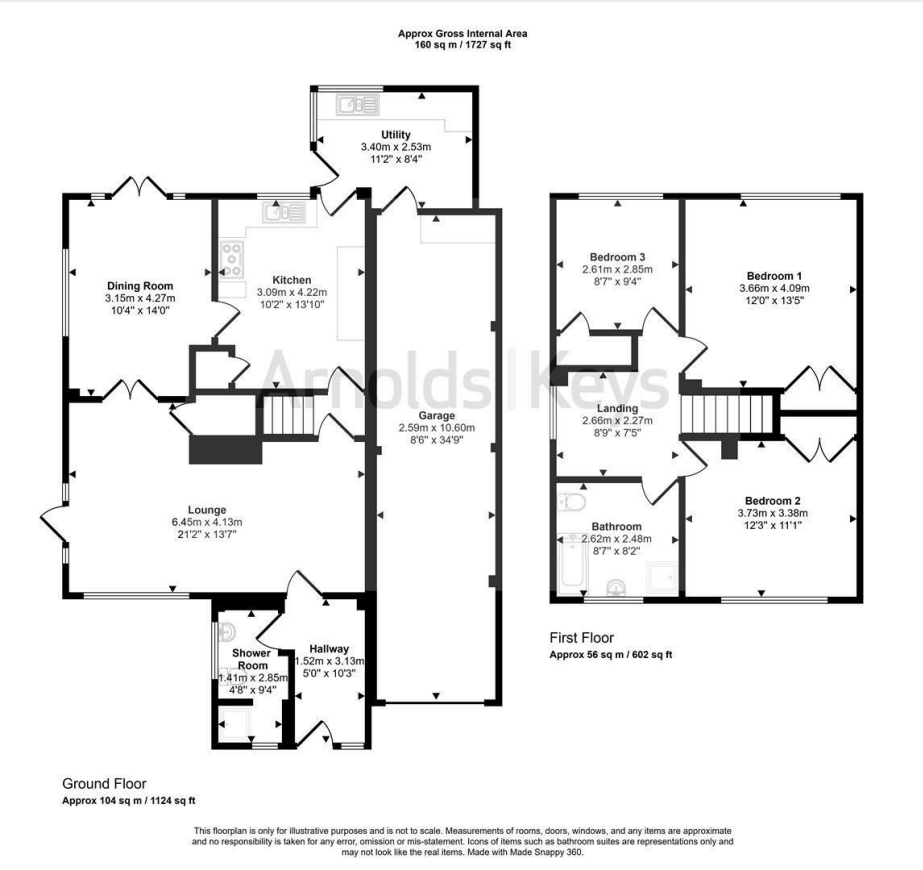


## Viewings

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>		
(81-91) <b>B</b>		
(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	



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

