

# Arnolds | Keys



**2 Forster Way, Aylsham, NR11 6BE**

**Offers Over £325,000**

- WALKING DISTANCE TO MARKET PLACE
- THREE RECEPTION ROOMS
- LIVING ROOM WITH WOOD BURNER
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- DRIVEWAY AND GARAGE
- CONSERVATORY
- BEAUTIFULLY PRESENTED ACCOMMODATION

# 2 Forster Way, Aylsham NR11 6BE

Ideally located just a short walk from the market place in Aylsham, this well presented semi detached home offers the ideal family home; with off road parking, a delightful enclosed rear garden and three reception rooms.



Council Tax Band: B



## DESCRIPTION

This beautifully presented three bedroom home is ideally located on the entrance of a cul-de-sac, within walking distance to the highly sought after market place of Aylsham and the local schools. The property features a driveway to the front providing off road parking for multiple vehicles with access to the garage and a delightful, enclosed rear garden. Internally the home comprises of an entrance porch, a cosy living room with wood burning stove which is open to the dining room, conservatory, kitchen, three bedrooms; two with built in storage, and a family bathroom.

## ENTRANCE PORCH

uPVC door to front, tiled, double glazed windows with obscured glass to front and side aspect.

## LIVING ROOM

Double glazed patio door to conservatory, fire place with brick surround and inset wood burning stove, tiled hearth, two radiators, double glazed uPVC door to front porch, laminate flooring. Door with stairs to first floor.

## CONSERVATORY

uPVC double glazed door to rear garden with double glazed windows to side and rear aspect, tiled flooring.

## DINING ROOM

Double glazed bay window to front aspect, laminate flooring, built in under stairs cupboard.

## KITCHEN

Double glazed window to rear aspect with double glazed patio door to rear, wall and base units with inset sink and drainer, space and plumbing for a washing machine and free standing fridge/freezer, fitted Neff gas double oven with gas hob and cooker hood over, tiles flooring, radiator.

## FIRST FLOOR LANDING

Carpet, double glazed window to front aspect, airing cupboard, radiator.

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed window to rear aspect, laminate, radiator, built in cupboard housing boiler.

## BEDROOM THREE

Double glazed window to front aspect, laminate flooring, radiator.

## BATHROOM

Double glazed window to front and side aspect with obscured glass, bath with mixer tap and mains connected shower, vinyl flooring, tiled walls, wash hand basin, WC, radiator, heated towel rail.

## EXTERNAL

The property is approached via a brick weave driveway to the front with a small shingled area housing a range of mature shrubs and hedging, there is also access to the single garage which has an up and over door, power and lighting. To the rear the garden is beautifully maintained with a summer house which has electricity and Wifi connected, a sheltered log store, shed, pergola and is mainly laid to lawn with a range of mature shrubs and flowers.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, gas and water connected.  
Gas fired central heating.  
Council tax band: B.



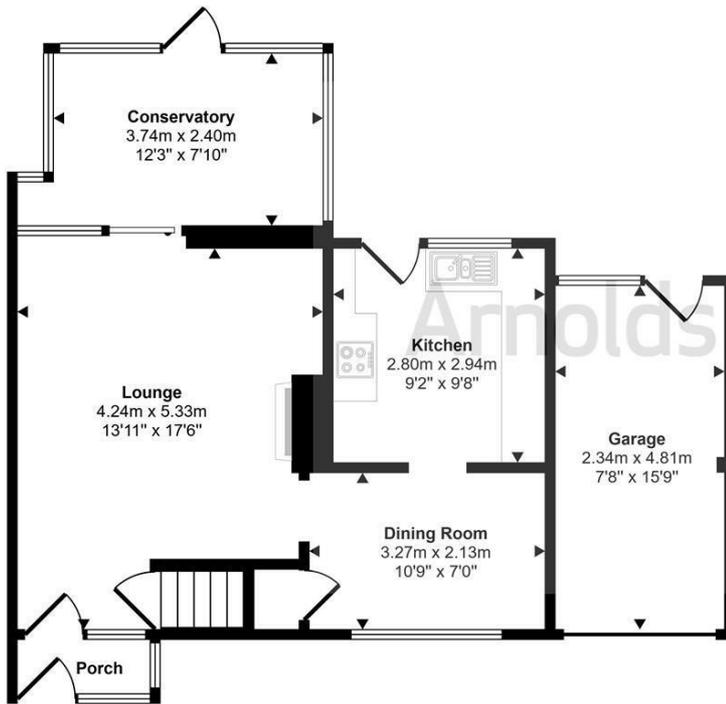
## Viewings

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

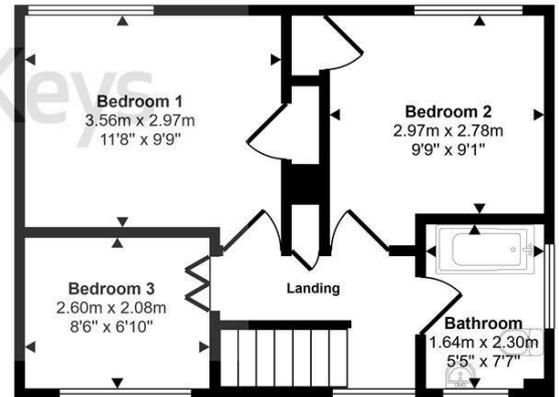
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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  
100 sq m / 1081 sq ft



Ground Floor  
Approx 63 sq m / 676 sq ft



First Floor  
Approx 38 sq m / 405 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.

