



**5 Albert Close, Aylsham, NR11 6FU**

**Guide Price £400,000**

- FOUR BEDROOMS
- ENCLOSED AND WELL MAINTAINED REAR GARDEN
- CONTEMPORARY AND BRIGHT ACCOMMODATION
- NHBC GUARANTEE
- TWO ENSUITE BATHROOMS
- DRIVEWAY AND SINGLE GARAGE
- POPULAR DEVELOPMENT
- CLOSE TO MARKET TOWN AND LOCAL SCHOOLS



# 5 Albert Close, Aylsham NR11 6FU

A beautifully presented, modern four bedroom home ideally positioned within the popular David Wilson Homes development, conveniently close to the market place in Aylsham with off road parking, garage and a delightful rear garden.

 4  3  1  B

Council Tax Band: E



## DESCRIPTION

Ideally located in a tucked away position within this popular development, this modern four bedroom home offers spacious and bright accommodation over three stories with a stunning dual aspect principle room to the top with ensuite shower room.

The property boasts off road parking, a single garage and a delightful South facing enclosed rear garden. Internally the property comprises of a spacious and bright entrance hall, ground floor cloakroom, living room and a kitchen diner. To the first floor there are three bedrooms; one with an ensuite and a family bathroom. To the second floor is the principle room with a further ensuite shower room.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE HALL

UPVC door to front entrance, built in under stairs storage cupboard, laminate flooring, radiator, door to;

### CLOAKROOM

Double glazed window to side aspect with obscured glass, WC, wash hand basin, radiator, laminate flooring.

### LIVING ROOM

Double glazed bay window to front aspect, carpet flooring, radiator.

### KITCHEN DINER

UPVC double glazed French doors and double glazed window to rear. Fitted with a range of wall and base units with integrated appliances to include electric double oven, fridge freezer, dish washer and washing machine. Five burner gas hob with extractor fan over, white ceramic sink with drainer, two radiators, laminate flooring.

## FIRST FLOOR LANDING

Carpet flooring, radiator, doors to:

### BEDROOM FOUR

Double glazed window to rear, carpet flooring, radiator.

### BEDROOM THREE

Double glazed window to rear, carpet flooring, radiator.

### BEDROOM TWO

Double glazed window to front aspect, carpet flooring, radiator, door to;

### ENSUITE

Fitted with three piece suite comprising double shower cubicle, WC, wash hand basin, extractor fan. \*Room not included in virtual tour as has only ever been used for storage.

### BATHROOM

Fitted with a three piece suite comprising bath, WC and wash hand basin, double glazed window to rear with obscured glass, extractor fan, heated towel rail.

## SECOND FLOOR LANDING

Carpet flooring, airing cupboard, double glazed window to side.

### PRINCIPAL BEDROOM

A dual aspect room with double glazed Velux window to rear and double glazed window to front elevations, carpet flooring, two radiators. Door to;

### ENSUITE

Double glazed Velux window to rear elevation. Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, heated towel rail, extractor fan.

### EXTERNAL

To the front of the property a brick weave driveway leads to the single garage, which has currently been divided by the current owner to allow for part storage and part workshop space with power, lighting and door providing access into the garden. The rear garden is enclosed and benefits from a Southerly aspect, is mainly laid to lawn with an extended patio area and space for a rotary washing line, raised beds for growing vegetables.

## AGENTS NOTES

This property is Freehold.  
Mains drainage and electricity connected.  
Mains gas central heating.  
Council tax band: E



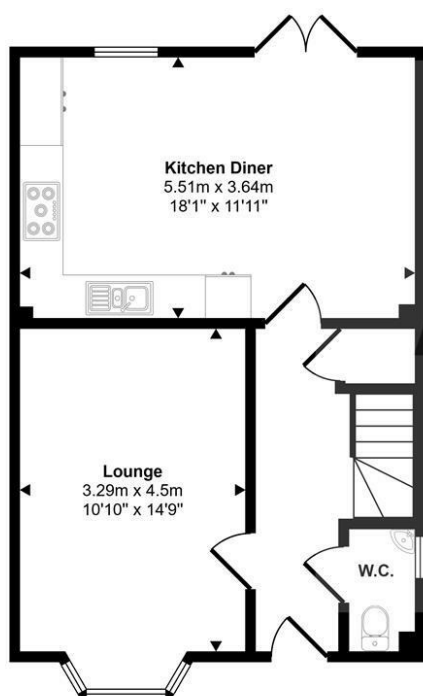
## Viewings

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

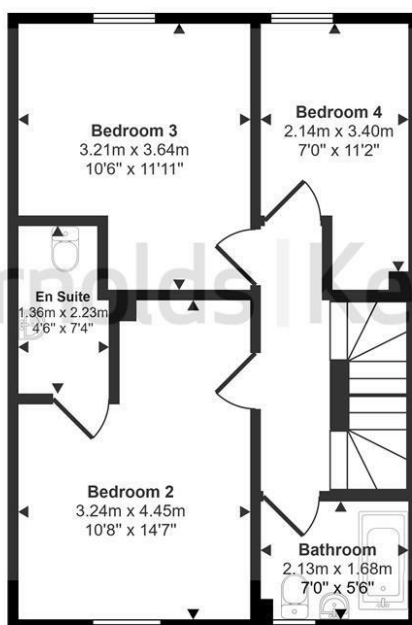
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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	

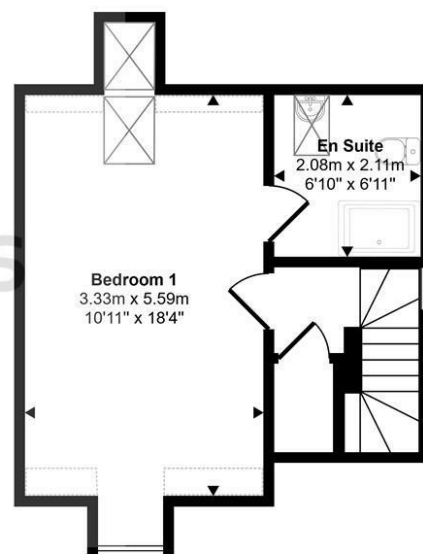
Approx Gross Internal Area  
123 sq m / 1320 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft



First Floor  
Approx 46 sq m / 490 sq ft



Second Floor  
Approx 31 sq m / 329 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 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 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.