

43 Bure Way, Aylsham, Norwich, NR11 6HL

Guide Price £380,000

- NO ONWARD CHAIN
- MODERN FITTED SHOWER ROOM
- DUAL ASPECT LIVING ROOM
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO MARKET PLACE
- GROUND FLOOR CLOAKROOM
- UTILITY ROOM
- WELL PRESENTED ACCOMMODATION

# 43 Bure Way, Norwich NR11 6HL

**\*NO ONWARD CHAIN\*** Situated in a sought after area within walking distance of the market place in Aylsham, this well presented three bedroom property boasts a delightful wrap around garden with off road parking and a garage.



Council Tax Band: C



## DESCRIPTION

Located on a popular road just a short walk to the market place in Aylsham, this three bedroom detached chalet offers bright, well presented and versatile accommodation; perfect for those looking for a convenient lifestyle close to local amenities. Internally, the home comprises a spacious entrance hall, with a ground floor bedroom/dining room, cloakroom, a dual aspect living room, kitchen and utility room. To the first floor is a modern shower room and two double bedrooms. Externally, the property enjoys a well maintained wrap around garden with a driveway to the side and access to the integral garage.

## LOCATION

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 with two double glazed window panels to either side, wooden parquet flooring.

## LIVING ROOM

A dual aspect room with double glazed window to front and side aspects, wooden parquet flooring, ceramic fireplace with timber mantel over and gas fired stove.

## KITCHEN

Double glazed window to side aspect, fitted with a range of wall and base units with worksurface over housing one and a half stainless steel sink and drainer, four ring gas hob with cooker hood over, inset electric oven with separate grill, space for under counter fridge, airing cupboard, vinyl wood effect flooring. Door to;

## UTILITY ROOM

uPVC door to either side aspect, double glazed window to side, vinyl flooring, wall and base units with worksurface, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer, electric wall mounted heated, door to garage.

## BEDROOM THREE/DINING ROOM

Double glazed window to front aspect, laminate flooring.

## CLOAKROOM

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

## FIRST FLOOR LANDING

Double glazed window to rear aspect, carpet, doors to:

## BEDROOM ONE

Double glazed window to side aspect, high level built in cupboard, access to eaves storage, carpet flooring.

## SHOWER ROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising corner shower cubicle with Triton electric shower, bidet, pedestal wash hand basin, WC, tiled flooring, LED mirror.

## BEDROOM TWO

Double glazed window to front aspect, carpet flooring.

## GARAGE

The garage is accessed via an integral door from the utility room, it has an up and over door, power and lighting.

## EXTERNAL

To the front the property is bordered with low lying beech hedging, with a wrought iron gate in the middle and a paved pathway leading to the front door. To the side of the property is a driveway laid to hardstanding, with access to the single garage. The garden wraps around the property and is mainly laid to lawn with a range of mature shrubs, flower beds and a shed.

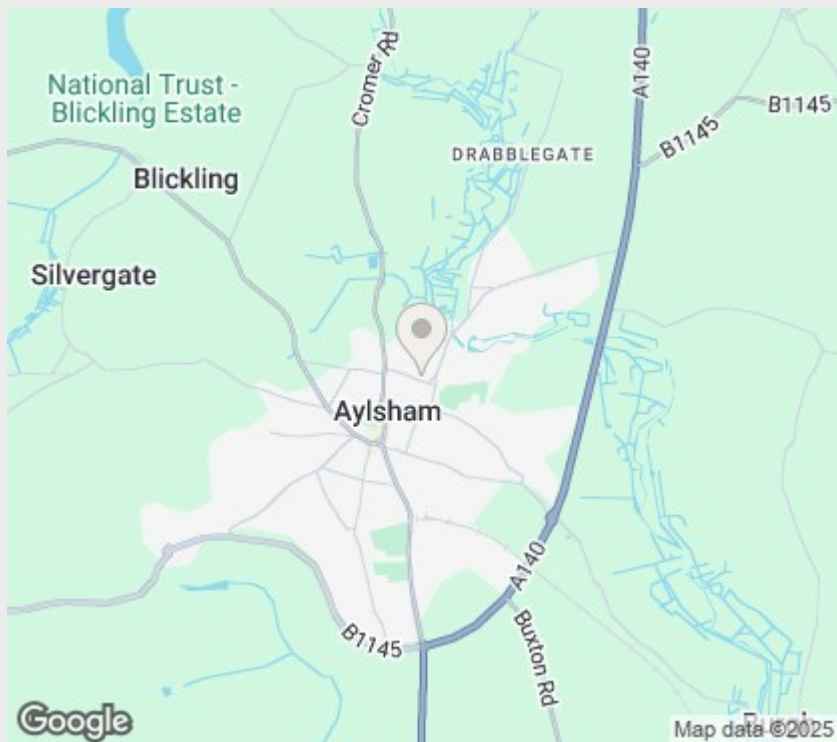
## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Warm air heating system.


Council tax band: C



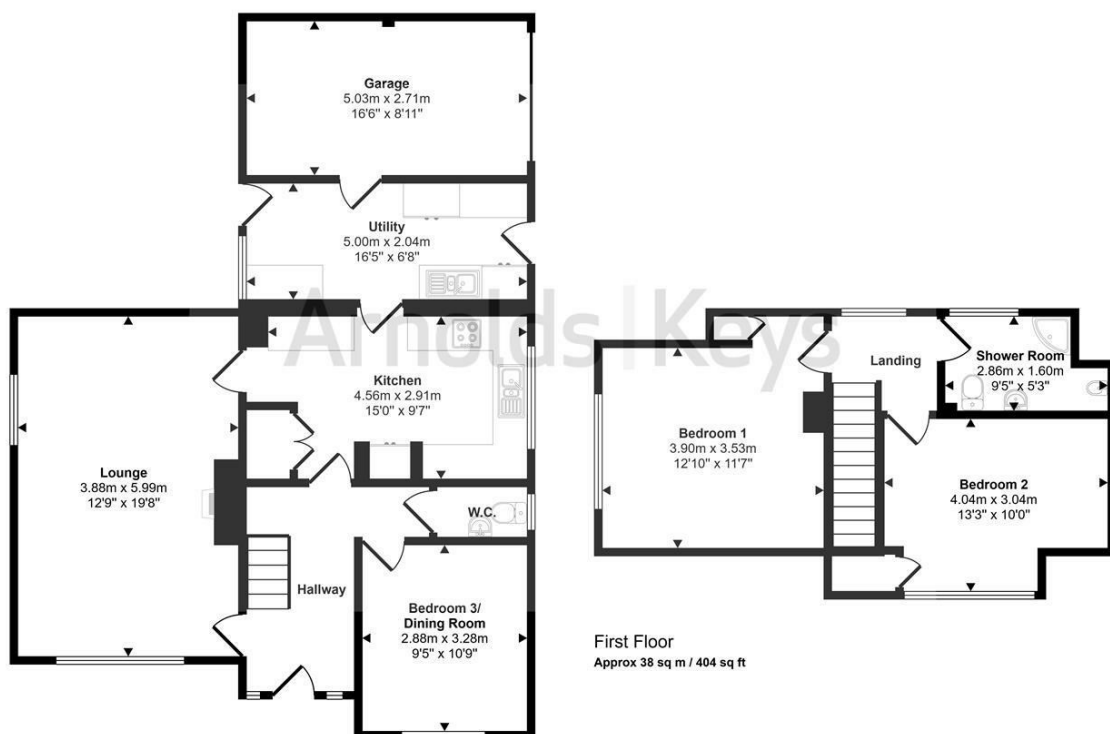
## Viewings

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 	

Approx Gross Internal Area  
123 sq m / 1319 sq ft



Ground Floor  
Approx 85 sq m / 915 sq ft

First Floor  
Approx 38 sq m / 404 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.



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