

Arnolds | Keys



12 Wymer Drive, Aylsham, Norwich, NR11 6XF

£1,395 Per Calendar Month

- Established Norfolk Homes Development
- Family Bathroom, Ensuite and Downstairs WC
- Enclosed Garden
- Gas Central Heating & uPVC Double Glazing
- EPC Rating: C
- 3 Bedrooms
- Kitchen / Dining Room and Utility
- Close Proximity to Aylsham Market Place
- Off Road Parking
- Council Tax Rating: C

12 Wymer Drive, Norwich NR11 6XF

Situated in the charming cul-de-sac of Wymer Drive, this beautifully presented link-detached house offers a perfect blend of comfort and convenience. The layout includes a large lounge with double doors leading into a kitchen / dining room, utility room, downstairs WC and the former garage which can provide for alternative uses such as playroom / office / family room.

With 3 well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house benefits from both a family bathroom and ensuite shower room, ensuring that morning routines run smoothly.

The house includes an off-road parking space and a well-maintained, easy-to-maintain enclosed rear garden, along with gas central heating and double glazing throughout.

EPC Rating: C. Council Tax Rating: C - Broadland District Council.

Aylsham is a well regarded market town with a strong sense of community, offering a range of local amenities including shops, schools, cafés, and parks. Its blend of countryside charm and practical convenience makes it a popular choice for families and professionals alike. There is regular public transport to Norwich and the popular North Norfolk Coast.



Council Tax Band: C



ENTRANCE HALLWAY

uPVC front door, uPVC double glazed window, radiator, wood effect laminate flooring.

DOWNSTAIRS WC

uPVC double glazed window, radiator, tiled floor, white WC, white corner basin.

LOUNGE

max 10'10" x 16'4"

uPVC double glazed window, radiator, wood effect laminate flooring, under stairs cupboard, double doors leading into;-

KITCHEN/ DINING ROOM

14'0" x 8'7"

uPVC double glazed window, radiator, tiled flooring, a range of grey wall and base units, wooden worktops, white deep glazed butlers sink, gas hob, integrated electric oven, uPVC double glazed patio doors into the garden.

UTILITY

8'2" x 8'11"

uPVC double glazed window, radiator, tiled flooring, a range of grey wall and base units, space for a washing machine, dryer and fridge, uPVC double glazed door into the garden.

OFFICE

8'0" x 11'7"

uPVC double glazed window, radiator, wood effect laminate flooring.

STAIRS AND LANDING

max 6'5" x max 7'6"

Carpet.

BEDROOM ONE

11'1" x 11'6"

uPVC double glazed window, radiator, carpet, built in wardrobe.

ENSUITE

3'7" x 7'9"

uPVC double glazed window, radiator, vinyl flooring, modern suite shower cubical, wash basin and WC.

BEDROOM TWO

7'8" x 9'6"

uPVC double glazed window, radiator, carpet, built in wardrobe.

BATHROOM

6'4" x 5'6"

uPVC double glazed window, radiator, vinyl flooring, modern suite with bath and shower attachment, wash basin and WC.

BEDROOM THREE

8'1" x 16'11"

Dual aspect uPVC double glazed windows, 2 radiator, carpet.

OUTSIDE

Off road parking for 1 car and an enclosed rear garden.

TENANTS NOTES

The deposit for this property is £1,609.

EPC Rating C. Council Tax Band C - Broadland District Council.

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £321.92. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



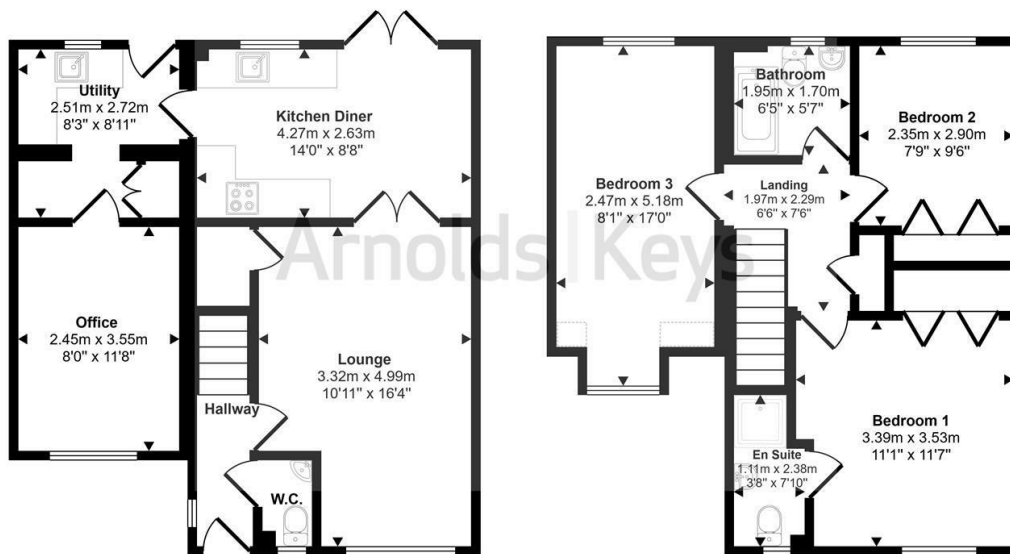
Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">82</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 51 sq m / 550 sq ft

First Floor
Approx 48 sq m / 519 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, 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.

