



**6 Howard Way, Aylsham, NR11 6XD**

**Guide Price £350,000**

- DETACHED FAMILY HOME
- MAIN BEDROOM WITH ENSUITE
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- THREE BEDROOMS
- POPULAR NORFOLK HOMES DEVELOPMENT
- WALKING DISTANCE TO MARKET PLACE
- CONSERVATORY



# 6 Howard Way, Aylsham NR11 6XD

A MODERN DETACHED home conveniently located CLOSE TO THE MARKET PLACE in Aylsham within the popular Norfolk Homes development. The property boasts OFF ROAD PARKING to the front, GARAGE and a SOUTH FACING rear garden.



3



2



1



C

Council Tax Band: C



## DESCRIPTION

This well presented three bedroom home is ideally situated at the entrance of the popular, established Norfolk Homes development close to the market place in Aylsham. The property presents bright, modern and practical accommodation comprising an entrance hall, ground floor cloak room, living room, kitchen/breakfast room, conservatory and utility room with door to integral garage. To the first floor are three bedrooms, one with an ensuite and a family bathroom. The property boasts an enclosed south facing rear garden which is ideally low maintenance, with a brick weave driveway and attached single garage.

## ACCOMMODATION

### ENTRANCE HALL

Composite door to front entrance, carpet, radiator, carpeted stairs to the first floor.

### CLOAKROOM

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

### LIVING ROOM

Double glazed bay window to front aspect, carpet, radiator, under stairs storage cupboard. Open to:-

### KITCHEN/BREAKFAST ROOM

Double glazed sliding doors to conservatory, wall and base units with inset stainless steel sink and drainer, vinyl flooring, space for free standing fridge freezer, electric double oven with cooker hood over, door to utility room.

### CONSERVATORY

Double glazed windows with sliding patio door to rear garden, vinyl flooring.

### UTILITY ROOM

uPVC door to rear, space and plumbing for washing machine, wall mounted boiler, vinyl flooring, door to integral garage.

### FIRST FLOOR LANDING

Carpet, loft access, airing cupboard.

## BEDROOM ONE

Double glazed window to front aspect, built in wardrobes, radiator, carpet, door to:-

## ENSUITE

Double glazed window with obscured glass to front aspect, shower cubicle with mains connected shower, vanity unit with wash hand basin, WC, heated towel rail, vinyl flooring, shaver charging point, extractor fan.

## BEDROOM TWO

Dual aspect room with double glazed windows to front and rear aspect, carpet, two radiators.

## BEDROOM THREE

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

## EXTERNAL

To the front the property is approached via a brick weave driveway providing off road parking and access to the attached single garage, which has an electric up and over door, power and lighting. To the side of the driveway is a front garden with two acer trees. The rear garden can be accessed via a gate to the side, it is South facing and ideally low maintenance, with a decorative paved area and a variety of mature shrubs.

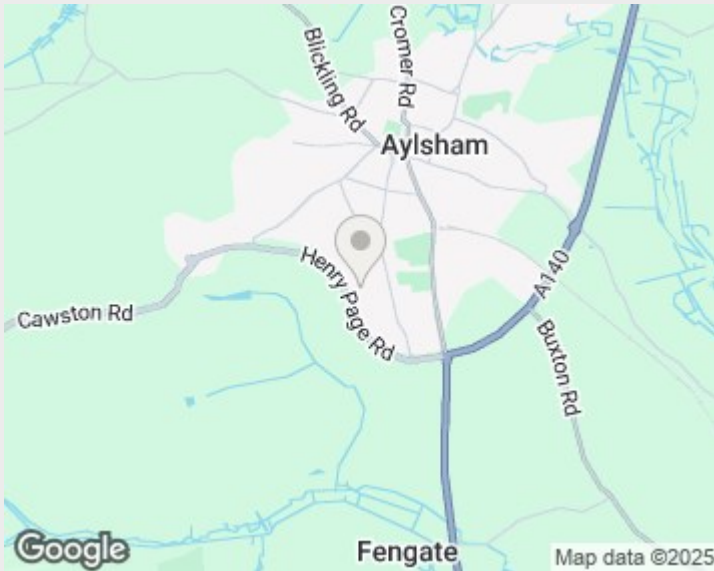
## LOCATION

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.

## AGENTS NOTES

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





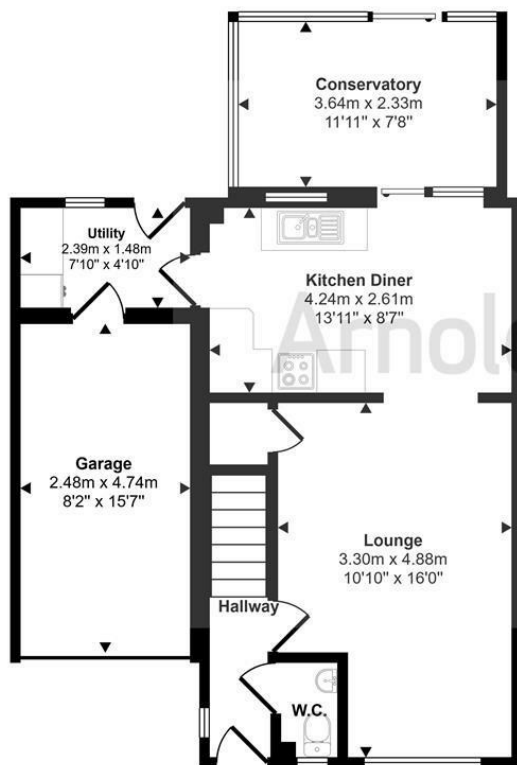
## Viewings

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

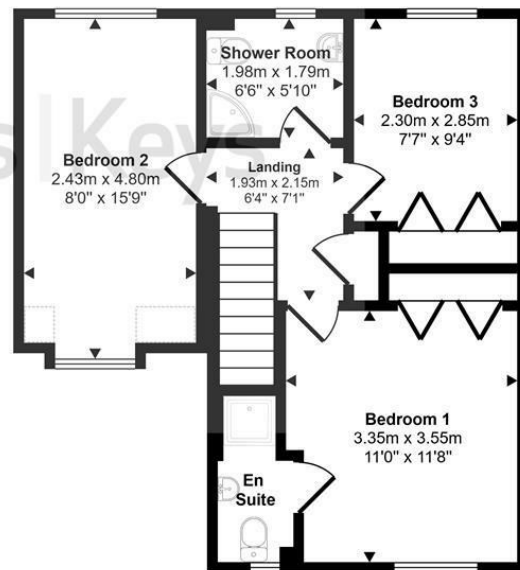
## EPC Rating:

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>	72	77
(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		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
106 sq m / 1136 sq ft



Ground Floor  
Approx 60 sq m / 643 sq ft



First Floor  
Approx 46 sq m / 493 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.

