

# Arnolds | Keys



**11 Soame Close, Aylsham, NR11 6JF**

**Guide Price £325,000**

- NO ONWARD CHAIN
- OFF ROAD PARKING
- KITCHEN/DINER
- CORNER PLOT
- CLOSE TO AYLSHAM MARKET PLACE
- TWO DOUBLE BEDROOMS
- UTILITY ROOM
- LIVING ROOM WITH WOODBURNER

# 11 Soame Close, Aylsham NR11 6JF

**\*NO ONWARDS CHAIN\*** A spacious two bedroom detached bungalow occupying a corner plot within a popular area, close to the market place in Aylsham. The property boasts off road parking, integral garage and a garden to the front, side and rear.



Council Tax Band: C



## **DESCRIPTION**

Situated on a corner plot within a sought after area close to the market place in Aylsham, this delightful two bedroom detached bungalow offers spacious and practical accommodation. The property comprises an entrance porch leading to living room with wood burning stove and large windows, creating a bright yet cosy room. There are two double bedrooms, a bathroom, separate cloakroom, kitchen/diner and utility room with access to the integral garage. The garden wraps around to the front, side and rear of the property and is mostly laid to lawn with a driveway and garage.

## **ENTRANCE PORCH**

uPVC door to front entrance, built in storage cupboard, radiator, carpet.

## **LIVING ROOM**

Two double glazed windows to front aspect, carpet, two radiators, wood burning stove.

## **INNER HALL**

Tiled flooring, airing cupboard.

## **BEDROOM ONE**

Dual aspect with corner window to front and side, carpet, radiator.

## **BEDROOM TWO**

Double glazed sliding doors to side decking area, double glazed window to side aspect, carpet, radiator, built in wardrobes.

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, wet room style area with electric Triton shower, bath with mixer tap, heated towel rail, tiled walls and floor, extractor fan.

## **CLOAKROOM**

Double glazed window with obscured glass to rear aspect, WC, pedestal wash hand basin, heated towel rail, tiled flooring.

## **KITCHEN DINER**

Double glazed French doors to rear, Velux window, fitted with wall and base units with inset stainless steel sink, integrated fridge and freezer, electric oven, four ring Bosch induction hob with cooker hood over, tiled flooring.

## **UTILITY ROOM**

Double glazed window to rear aspect, base units with integrated dishwasher, space and plumbing for washing machine, tiled flooring, built in storage cupboard. Door to integral garage.

## **EXTERNAL**

To the front of the property is a driveway laid to hardstanding with access to the integral garage which has an up and over door, power and lighting. The garden to the side is laid to lawn and bordered with hedging with a small lawned and paved area to the rear with a pond.

## **AGENTS NOTES**

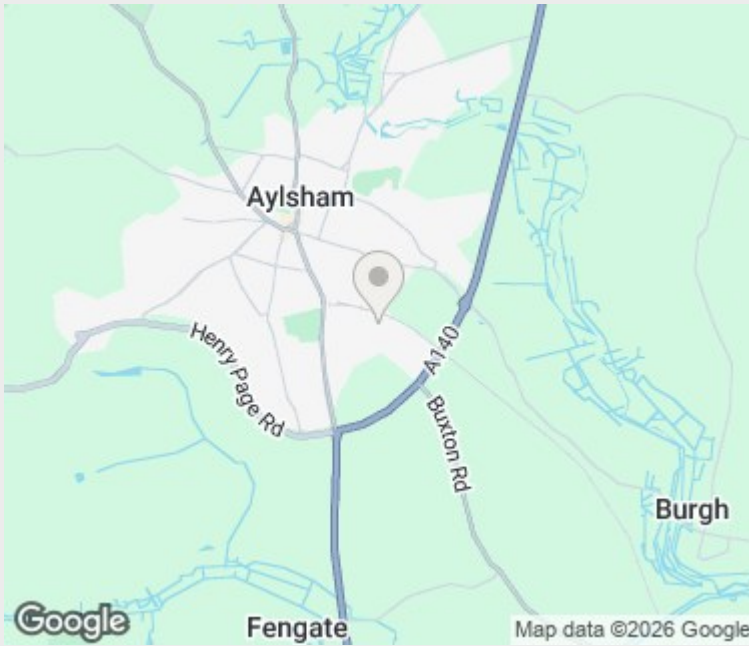
This property is Freehold.

Mains drainage, electricity, water and gas connected.

Council tax band: C

## **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.



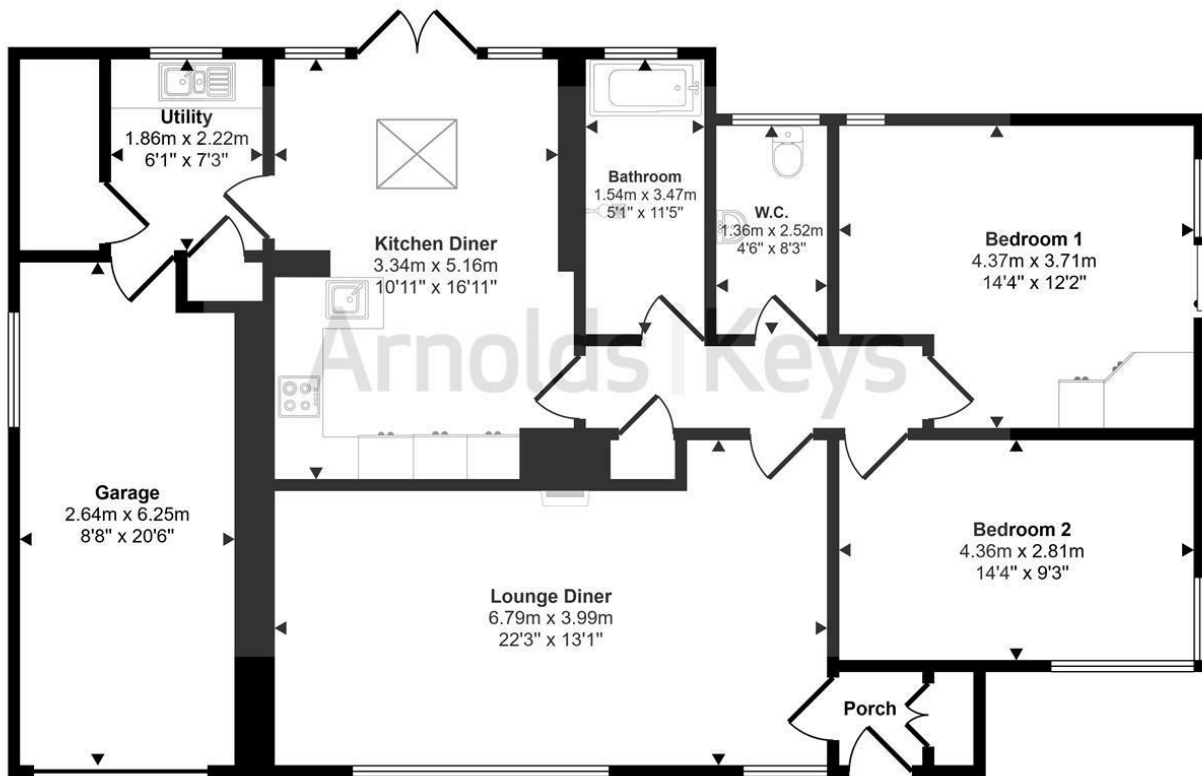
## Viewings

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>92</b>               | <b>94</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  
118 sq m / 1269 sq ft



Floorplan

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.

