

# Arnolds | Keys



**31 Buckenham Road, Aylsham, NR11 6GB**

**Price Guide £385,000**

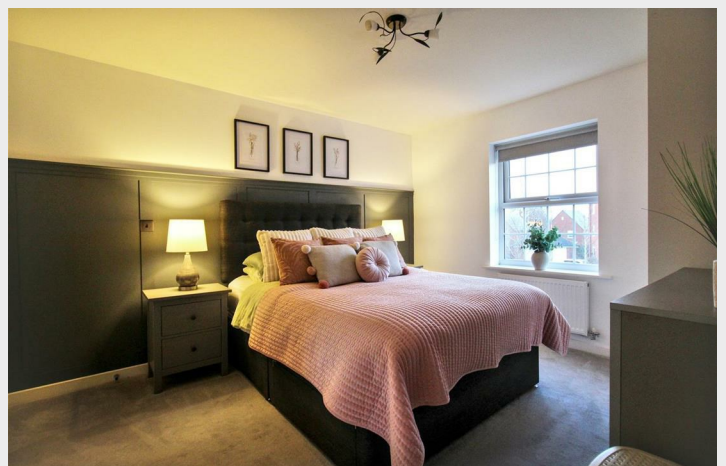
- CONTEMPORARY AND BEAUTIFULLY PRESENTED
- BAY FRONTED LIVING ROOM
- WALKING DISTANCE TO MARKET TOWN
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO HIGH SCHOOL
- LOCATED WITHIN A PRIVATE DRIVEWAY
- MAIN BEDROOM WITH ENSUITE
- ESTABLISHED REAR GARDEN

# 31 Buckenham Road, Aylsham NR11 6GB

A beautifully presented modern home, ideally positioned on private driveway within the popular Bure Meadows development. The property boasts bright and contemporary accommodation, presenting the perfect family home.

 4  2  1  B

Council Tax Band: D



## DESCRIPTION

This attractive four bedroom modern home is ideally situated in a unique location on a private driveway within the popular Bure Meadows development in the sought after market town of Aylsham. The property presents bright, contemporary and beautifully presented accommodation comprising a welcoming entrance hall with built in storage cupboard, cloakroom, living room with bay window to front, a spacious kitchen diner situated in the heart of the home with utility room, family bathroom and four bedrooms; one with ensuite. Externally, the property benefits from off road driveway parking with a single garage and a delightful, fully established rear garden.

## ENTRANCE HALL

Composite door to front entrance, LVT flooring, radiator, carpeted stairs to first floor with built in storage underneath.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, LVT flooring, WC, pedestal wash hand basin, radiator, built in storage cupboard.

## LIVING ROOM

Double glazed bay window to front aspect, carpet, two radiators.

## KITCHEN DINER

Double glazed window to rear aspect with French doors to garden, fitted with a range of wall and base units with inset stainless steel sink and drainer, space and plumbing for dishwasher, five ring gas hob with cooker hood over, fitted electric double oven, space for free standing fridge/freezer, under counter lighting, vinyl flooring, two radiators, door to:-

## UTILITY ROOM

Composite door to side entrance, space and plumbing for washing machine and tumble dryer, wall mounted boiler, vinyl flooring, radiator.

## FIRST FLOOR LANDING

Carpet flooring, double width storage cupboard, radiator, doors to:-

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mixer tap and mains connected shower head, WC, pedestal wash hand basin, heated towel rail, extractor fan.

## BEDROOM FOUR

Double glazed window to front aspect, radiator, carpe, fitted desk unit.

## BEDROOM ONE

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

## ENSUITE

Fitted with a three piece suite comprising walk in double shower with mains connected shower over, WC, pedestal wash hand basin, heated towel rail, extractor fan, vinyl flooring.

## EXTERNAL

The property features a brick weave driveway providing space for multiple vehicles and a single garage, which has power, lighting and an up and over door. There is a small front garden which features a variety of shrubs. To the rear the property is enclosed and mainly laid to lawn, with a raised shingle seating area and a separate sheltered paved area; ideal for enjoying the garden all year round.

## AGENTS NOTES

This property is Freehold.

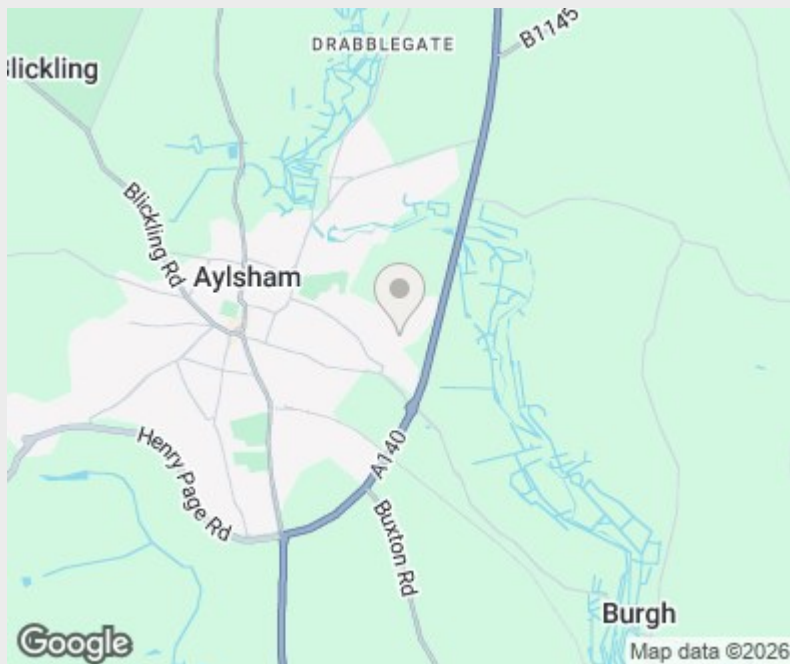
Mains drainage, electricity, water and gas connected.

Council tax band: D

## 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.

## GARAGE



## 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>94</b> |
| (81-91) <b>B</b>                            | <b>83</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<br>2002/91/EC |           |



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.

