



**40 Red Lion Street, Aylsham, NR11 6ER**

**Offers In Excess Of £475,000**

- DETACHED HOUSE
- PARTIALLY WALLED GENEROUS GARDEN
- MARKET TOWN LOCATION
- VERSATILE ACCOMMODATION
- \*NO ONWARD CHAIN\*
- TWO BATHROOMS
- AMPLE OFF ROAD PARKING
- NUMEROUS SHEDS AND STORE ROOMS
- CLOSE TO LOCAL AMENITIES
- THREE/FOUR BEDROOMS



# 40 Red Lion Street, Aylsham NR11 6ER

**\*NO ONWARD CHAIN\*** A four bedroom detached home tucked away within the market place of Aylsham, ideally located just a short walk to all local amenities , the property is situated on a generous plot boasting ample off road parking and numerous sheds and store rooms.



Council Tax Band: D



## DESCRIPTION

This four bedroom detached family home offers the perfect opportunity for a convenient lifestyle; nestled within the sought after market place in Aylsham just a short walk from all local amenities. The property presents versatile accommodation with two reception rooms, a ground floor bedroom/third reception room, two bathrooms, kitchen and a further three bedrooms to the first floor. Externally there is a partially walled garden, which is of a generous size and offers ample off road parking, two brick built outbuildings and numerous sheds for plenty of external storage.

## KITCHEN

Double glazed window and timber door to rear, double glazed skylight, fitted with a range of wall and base units with timber worksurface over, inset stainless steel one and a half sink and drainer, integrated appliances include fridge/freezer, along with an integrated under counter freezer, electric oven, microwave and 'Beko' dishwasher, electric induction hob with cooker hood over, tiled flooring, radiator.

## SECOND RECEPTION ROOM

Timber framed door with obscured glass panels and double glazed window to front aspect, feature fireplace, carpet flooring, radiator, two built in storage cupboards.

## LIVING ROOM

Double glazed window to front aspect, multi fuel burning stove with tiled hearth, brick surround and timber mantel over, radiator, carpet flooring, built in storage cupboard and fitted cabinet.

## BEDROOM FOUR/RECEPTION ROOM

UPVC double glazed doors to rear garden

## REAR HALLWAY

Timber framed door to side entrance, double glazed skylight, stairs to first floor, tiled flooring, radiator.

## FOURTH BEDROOM/RECEPTION ROOM

Timber framed double doors with glass panels to garden with double glazed window to rear aspect, laminate flooring, radiator, door to;

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising 'Japanese soaking bath' with mixer tap and shower head attachment, WC, wash hand basin, tiled floor and walls, extractor fan, radiator, shaver charging point.

## FIRST FLOOR LANDING

Carpet flooring, built in storage cupboard with shelving units, radiator, doors to all rooms;

## BEDROOM ONE

Double glazed window to front aspect, radiator, built in wardrobe with rail and shelving units, corner vanity unit with inset wash hand basin, radiator, feature fireplace with timber surround and tiled hearth, carpet flooring.

## BATHROOM

Double glazed window with obscured glass to rear, fitted with three piece suite comprising bath with 'Aqualisa' shower over, WC, wash hand basin, radiator, shaver charging point, vinyl flooring.

## BEDROOM TWO

Double glazed window to front aspect, feature fireplace with tiled hearth and timber mantel over, carpet flooring, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, double built in wardrobe housing boiler, radiator, carpet flooring.

## EXTERNAL

The rear garden is partially walled and mainly laid to lawn with a paved patio seating area, attached brick built store room with single glazed window to side aspect, power, lighting and water supplied with tiled flooring. There is a greenhouse, five sheds, a further brick store room and shingle parking area.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and gas connected.  
Council tax band: D  
Broadland District Council





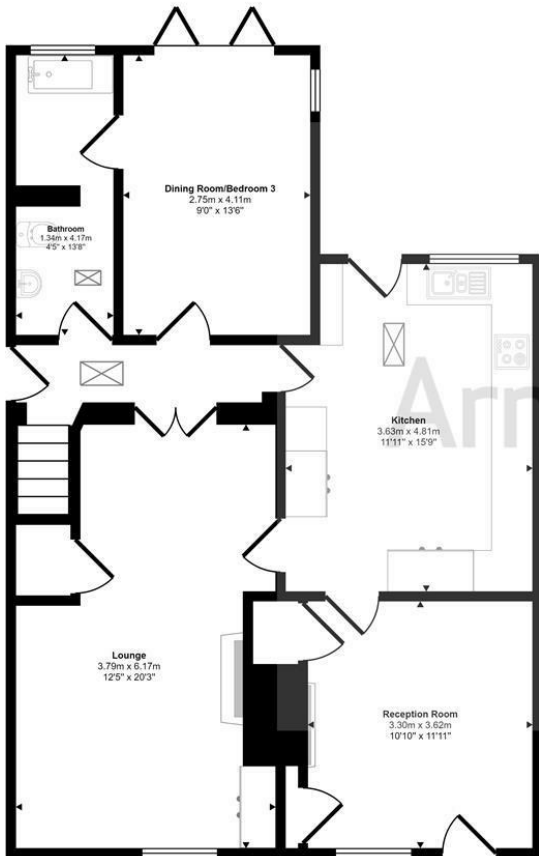
## Viewings

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

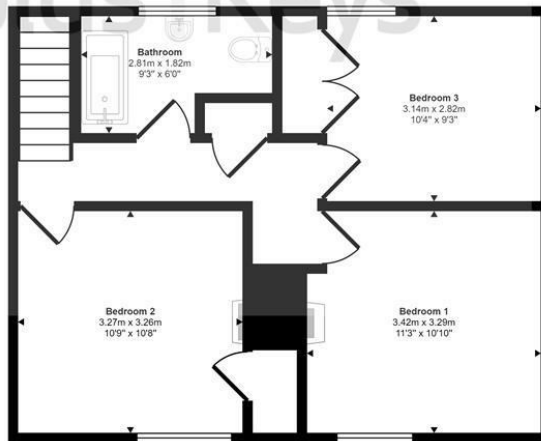
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

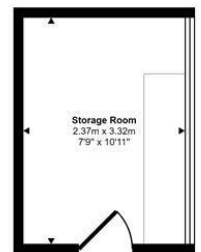
Approx Gross Internal Area  
134 sq m / 1437 sq ft



Ground Floor  
Approx 78 sq m / 841 sq ft



First Floor  
Approx 47 sq m / 511 sq ft



Storage Room  
Approx 8 sq m / 85 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

