



14 Wymer Drive, Aylsham, NR11 6XF

Price Guide £350,000

- CLOSE PROXIMITY TO AYLSHAM MARKET PLACE
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM WITH UTILITY ROOM
- ENCLOSED REAR GARDEN
- ESTABLISHED NORFOLK HOMES DEVELOPMENT
- MAIN BEDROOM WITH ENSUITE
- CONSERVATORY
- DOUBLE WIDTH DRIVEWAY AND GARAGE

14 Wymer Drive, Aylsham NR11 6XF

A beautifully presented modern home ideally situated within a quiet cul-de-sac in the established Norfolk Homes development. The property is conveniently close to the market place in Aylsham and offers a driveway, garage and delightful rear garden.



Council Tax Band: C



DESCRIPTION

Located conveniently close to the market place in Aylsham, within a quiet cul-de-sac forming part of the popular Norfolk Homes development, this beautifully presented home offers bright and modern accommodation. The property comprises an entrance hall with groundfloor cloakroom, living room which is open to the kitchen/breakfast room, conservatory and utility room with door to integral garage. To the first floor are three bedrooms; with the main bedroom featuring an ensuite and a family bathroom. Externally the property boasts a double width driveway and a delightful, enclosed rear garden.

ENTRANCE HALL

Composite door to front entrance, double glazed window to side aspect, radiator, laminate flooring, door to cloakroom.

CLOAKROOM

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

LIVING ROOM

Double glazed window to front aspect, built in under stairs storage cupboard, carpet, radiator, open to:-

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, sliding doors to conservatory, fitted with wall and base units with inset sink and drainer, four ring gas hob with cooker hood over, integrated electric double oven, space and plumbing for dishwasher, radiator, vinyl flooring.

CONSERVATORY

Double glazed windows and uPVC framed door to garden, tiled flooring.

UTILITY ROOM

uPVC door to garden, double glazed window to rear aspect, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, space for free standing American style fridge freezer, shelving units, radiator, integral door to garage.

FIRST FLOOR LANDING

Carpet, airing cupboard with shelves, doors to:-

BEDROOM ONE

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

ENSUITE

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

BEDROOM TWO

A dual aspect room with double glazed window to front and rear aspect, carpet, radiator.

BEDROOM THREE

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

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mixer tap and mains connected shower head, vanity unit with inset wash hand basin and WC, shaver charging point, vinyl flooring, radiator.

EXTERNAL

To the front is a double width driveway with one side laid to shingle and the other hard standing with access to the single garage which has an up and over door with power and lighting. The rear garden is enclosed and features a paved patio seating area, a lawn area with borders of mature shrubs and flowers and a shed.

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.



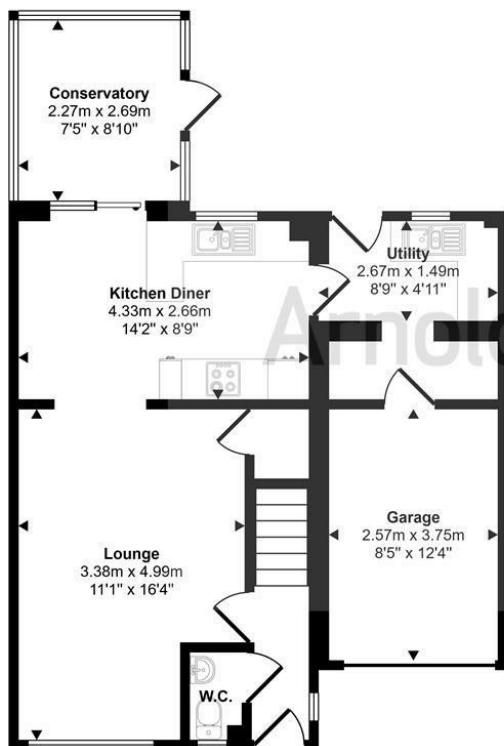
Viewings

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

EPC Rating:

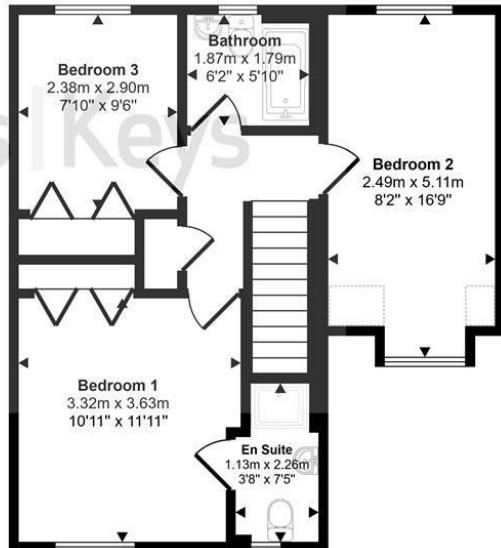
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
107 sq m / 1151 sq ft



Ground Floor
Approx 59 sq m / 638 sq ft

Denotes head height below 1.5m



First Floor
Approx 48 sq m / 513 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, 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.