

Arnolds | Keys



7 The Mayflowers, Aylsham, NR11 6FZ

Guide Price £525,000

- EXECUTIVE FOUR BEDROOM DETACHED HOME
- HOME OFFICE
- MAIN BEDROOM WITH ENSUITE
- WELL KEPT REAR GARDEN
- OFF ROAD PARKING AND GARAGE
- FOUR DOUBLE BEDROOMS
- BAY FRONTED KITCHEN/DINER
- BEAUTIFULLY PRESENTED AND MODERN ACCOMMODATION

7 The Mayflowers, Aylsham NR11 6FZ

An executive four bedroom family home situated on the popular David Wilson development. The property occupies an enviable position on the estate and offers spacious and modern accommodation with a delightful rear garden, off road parking and a garage.



Council Tax Band: E



DESCRIPTION

This beautifully presented modern home occupies an enviable position, at the edge of the estate offering delightful views over looking the pond. The property boasts modern and spacious accommodation with a welcoming entrance hall, a bay fronted kitchen/diner with utility room, a home office, cloakroom and a triple aspect living room with French doors to the delightful rear garden. To the first floor are four bedrooms; one with an ensuite and a family bathroom. Externally, the property boasts a beautifully maintained garden with off road parking at the rear and a garage.

ENTRANCE HALL

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

KITCHEN/DINER

Double glazed bay window to front aspect and window to rear aspect, double glazed French doors to side access, wall and base units with integrated dishwasher, space for free standing fridge freezer, integrated AEG double electric oven, AEG four ring induction hob with cooker hood over.

UTILITY ROOM

Composite door to garden, vinyl flooring, bass units with space and plumbing for washing machine, radiator.

LIVING ROOM

A triple aspect room with bay window to side and window to rear aspect, double glazed French doors to garden, carpet, radiator.

HOME OFFICE

Double glazed window to front aspect, carpet, radiator.

CLOAKROOM

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

FIRST FLOOR

Carpet, radiator, built in cupboard.

BEDROOM ONE

A dual aspect room with double glazed window to either side aspect, carpet, built in wardrobes, radiator, carpet, door to:-

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising

cubicle with mains connected shower, wc, pedestal wash hand basin, shaver charging point, vinyl flooring, heated towel rail, extractor fan.

BEDROOM TWO

Two double glazed windows to front aspect, built in wardrobes, carpet, radiator.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, built in wardrobe and cupboard units.

BEDROOM FOUR

Dual aspect room with double glazed window to front and side aspect, built in wardrobes and large storage cupboard.

EXTERNAL

To the front the property features a paved pathway to the front door with box hedging and shingled areas to either side. The driveway to the property is located at the rear, offering parking for two vehicles and access to the garage which has an up and over door, power and lighting. The rear garden is laid to lawn and neatly bordered with shingle and a variety of shrubs, with a further secluded area with a raised border, caged area for growing fruit trees and a shed.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity, water and gas connected.
Council tax band: E (Broadland)

LOCATION

Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities and a strong sense of community. The town centre provides a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a traditional twice weekly market and well regarded schools. Aylsham enjoys easy access to a wealth of outdoor and leisure opportunities. The nearby Bure Valley Path and Railway provide scenic routes through the countryside, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach. Norwich is accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.



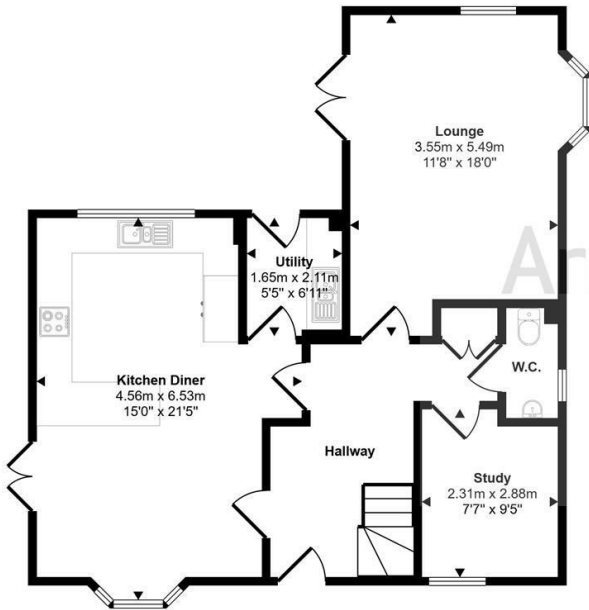
Viewings

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

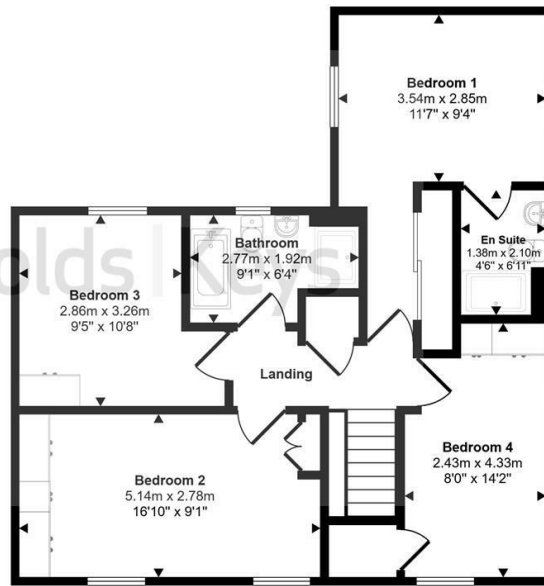
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

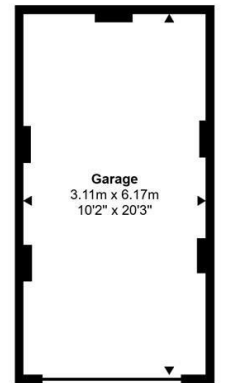
Approx Gross Internal Area
155 sq m / 1667 sq ft



Ground Floor
Approx 68 sq m / 730 sq ft



First Floor
Approx 68 sq m / 730 sq ft



Garage
Approx 19 sq m / 207 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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

