



26 Alexandra Road, Aylsham, NR11 6FX

Guide Price £460,000

- DETACHED FAMILY HOME
- MAIN BEDROOM WITH ENSUITE
- TWO RECEPTION ROOMS
- CLOSE TO AYLSHAM MARKET PLACE
- SELLER FOUND
- FOUR BEDROOMS
- KITCHEN DINER/FAMILY ROOM
- BAY FRONTED LIVING ROOM
- OFF ROAD PARKING AND GARAGE

26 Alexandra Road, Aylsham NR11 6FX

* SELLERS FOUND *

A modern four bedroom DETACHED home ideally located within the sought after market town of Aylsham. The property boasts bright and beautifully presented accommodation with TWO RECEPTION ROOMS, a delightful rear garden, off road parking and a GARAGE.



Council Tax Band: E



DESCRIPTION

Situated within the popular Bure Meadows development, this beautifully presented modern detached property offers spacious and bright living accommodation for the ideal family home. The property boasts two reception rooms to include a bay fronted living room and home office, the kitchen/family room offers the ideal space for hosting the family with double doors leading to the garden. A utility room and cloak room complete the ground floor accommodation. To the first floor are four bedrooms; one with an ensuite and a family bathroom. Externally the garden, which is enclosed and landscaped, backs onto green space which makes the property ideally not overlooked from the rear. The property further benefits from off road parking and a garage.

ENTRANCE HALL

Composite door to front entrance, stairs to first floor, vinyl flooring, built in storage cupboard.

LIVING ROOM

Double glazed bay window to front, carpet, radiator.

HOME OFFICE

Double glazed window to front aspect, carpet, radiator.

CLOAKROOM

WC, wash hand basin, vinyl flooring, radiator, extractor fan.

FIRST FLOOR LANDING

Carpet, radiator, built in storage cupboard.

BEDROOM ONE

Dual aspect with two double glazed windows to front, one to side, carpet, radiator, door to:-

ENSUITE

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

BEDROOM TWO

Double glazed window to front aspect, generous over-stairs cupboard, carpet, radiator.

BEDROOM THREE

Double glazed window to rear aspect overlooking green, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, WC,

pedestal wash hand basin, vinyl flooring, heated towel rail, extractor fan, shaver charging point.

BEDROOM FOUR

Double glazed window to rear, carpet, radiator.

KITCHEN DINER/FAMILY ROOM

Two double glazed windows to rear, double glazed French doors, vinyl flooring, two radiators, integrated fridge freezer, dishwasher, electric oven, six ring gas hob with cooker hood over, door to:-

UTILITY ROOM

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

EXTERNAL

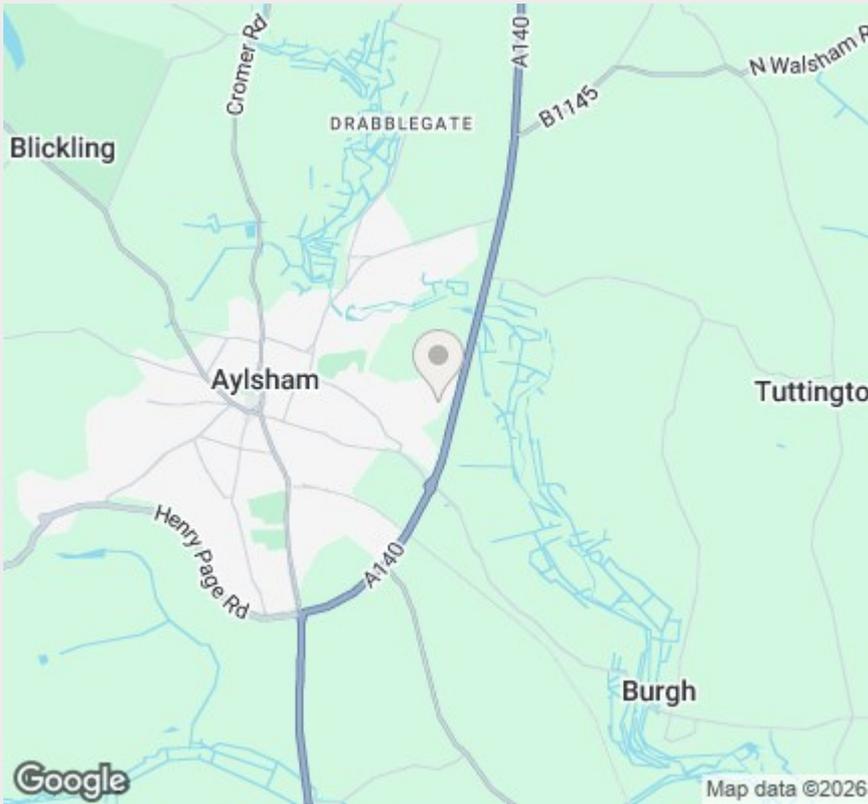
To the side of the property is a brick weave driveway providing parking for two vehicles and access to the garage which has an up and over door, power and lighting. A paved pathway leads to the front door which is bordered with box hedging. To the rear the garden is laid to lawn with a paved seating area, raised borders of a variety of shrubs and flowers; including a wisteria and a gate to the driveway.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Mains gas central heating.
Council tax band: E (Broadland)
Annual service charge for communal areas: £277.69

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.

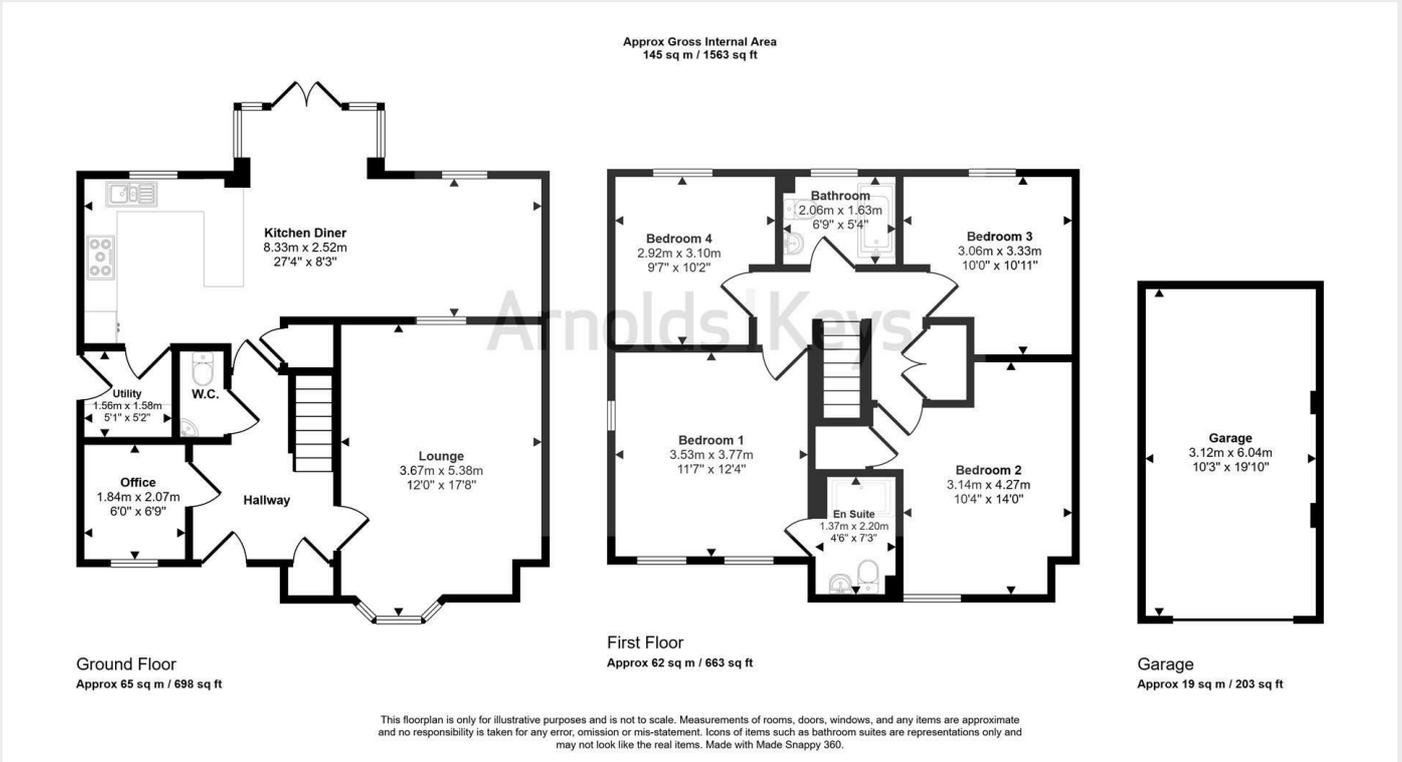


Viewings

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			93
(81-91) B		84	
(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	



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.

