

# Arnolds | Keys



28 Morton Road, Aylsham,, NR11 6BA

Guide Price £280,000

- WALKING DISTANCE TO MARKET PLACE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- GARAGE
- WELL PRESENTED SEMI DETACHED HOME
- MODERN FITTED KITCHEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- WELL MAINTAINED REAR GARDEN

# 28 Morton Road, Aylsham, NR11 6BA

A well presented three bedroom semi detached home ideally positioned within walking distance to the market place in Aylsham. The property presents a delightful and well maintained garden, off road parking and a garage.



Council Tax Band: C



## **DESCRIPTION**

Situated within a popular area just walking distance to the market place in Aylsham, this semi detached home offers well presented accommodation comprising an entrance porch, living room, dining room and modern kitchen with three bedrooms and a shower room to the first floor. The property boasts a delightful, enclosed rear garden which is mainly laid to lawn with a paved seating area, off road parking and a garage.

## **ENTRANCE HALL**

uPVC door to front entrance, vinyl flooring, double glazed window to front aspect, door to:-

## **LOUNGE DINER**

Double glazed window to front aspect, carpet, radiator.

## **DINING ROOM**

Double glazed patio doors to garden, carpet.

## **KITCHEN**

Double glazed window to side aspect, uPVC door to garden, vinyl flooring, stainless steel sink and drainer, space and plumbing for tumble dryer and washing machine, free standing fridge and separate freezer, double electric oven with cooker hood over, timber worktop.

## **FIRST FLOOR LANDING**

Double glazed window to side aspect, carpet.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, built-in wardrobes.

## **BEDROOM TWO**

Double glazed window to front aspect, carpet.

## **BEDROOM THREE**

Double glazed window to front aspect, carpet, built in wardrobes.

## **SHOWER ROOM**

Double glazed window with obscured glass to side aspect, shower cubicle with electric shower, vanity unit with WC and wash hand basin, vinyl flooring.

## **EXTERNAL**

To the front the property features a brick weave driveway with a further shingle area to the side providing parking for multiple vehicles and access to the single garage which has an up and over door, power and lighting. The rear garden is enclosed and mainly laid to lawn with a brick weave seating area.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, water and electricity connected.

Council tax band: C

Property has been installed with infrared electric heaters.

## **LOCATION**

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, 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.



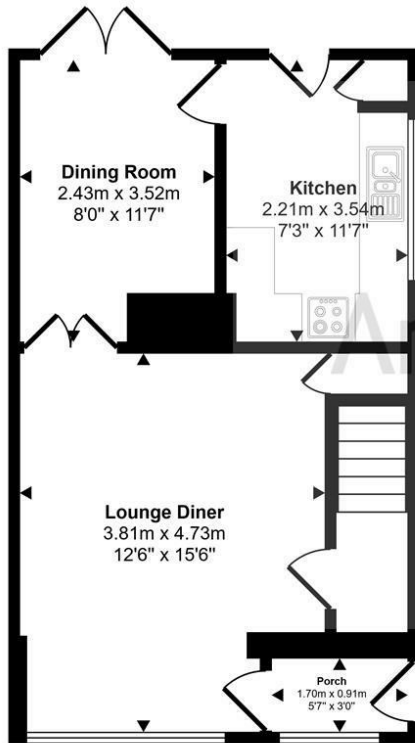
## Viewings

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

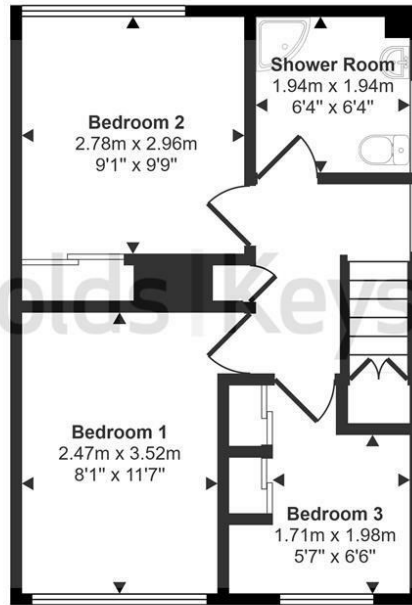
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	

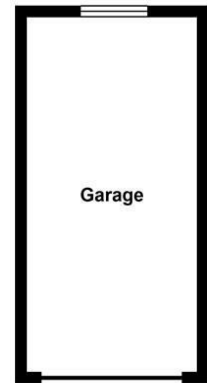
Approx Gross Internal Area  
85 sq m / 918 sq ft



Ground Floor  
Approx 41 sq m / 438 sq ft



First Floor  
Approx 35 sq m / 379 sq ft



Garage  
Approx 9 sq m / 102 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.

