

## Rendezvous Aylsham Road, Buxton, NR10 5ES

Guide Price £375,000

- NO ONWARD CHAIN
- MATURE 0.34 ACRE PLOT
- THREE RECEPTION ROOMS
- WALKING DISTANCE TO LOCAL AMENITIES
- POPULAR VILLAGE LOCATION
- AMPLE PARKING AND DETACHED GARAGE
- MAIN BEDROOM WITH ENSUITE CLOAKROOM
- VERSATILE AND WELL PRESENTED ACCOMMODATION



# Rendezvous Aylsham Road, Buxton NR10 5ES

**\*NO ONWARDS CHAIN\*** Situated within the popular village of Buxton, this well presented two bedroom detached bungalow boasts an impressive, mature plot measuring 0.34 acres. The property is positioned conveniently close to amenities and boasts ample off road parking with a garage.



Council Tax Band: C



## DESCRIPTION

This well presented two bedroom detached bungalow occupies a generous 0.34 acre plot within the desirable village of Buxton. The property offers excellent space with potential for further enhancement or extension (STPP) if required with versatile accommodation. The bungalow comprises entrance porch leading to the hallway, three reception rooms including a living room with open fireplace, dining room and conservatory, fitted kitchen, shower room, and two bedrooms; one with an ensuite WC. Externally, the expansive plot includes an established rear garden with two sheds, a greenhouse and detached garage with ample parking at the front.

### ENTRANCE PORCH

uPVC door with glass panels, carpet flooring, timber door to hallway:-

### ENTRANCE HALL

Carpet, radiator, doors to:-

### LIVING ROOM

Double glazed window to front aspect, carpet, open fireplace with brick surround, radiator.

### BEDROOM TWO

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

### BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, fitted wardrobe and drawer units with inset wash hand basin, TV aerial point, door to cloakroom:-

### ENSUITE CLOAKROOM

Double glazed window with obscured glass to rear aspect, carpet, WC.

### DINING ROOM

Double glazed window to side aspect, carpet, radiator, pantry cupboard, electric fireplace.

### SHOWER ROOM

Two double glazed windows to side aspect, WC, corner shower cubicle with electric Triton shower,

vanity unit with wash hand basin, WC, carpet, radiator.

### KITCHEN

Double glazed window to side aspect, wall and base units, inset ceramic one and a half sink and drainer, electric oven with cooker hood over, space and plumbing for washing machine, radiator, door to conservatory.

### CONSERVATORY

Double glazed windows and sliding patio door to rear garden, radiator, vinyl flooring.

### EXTERNAL

To the front the property features a large shingle driveway with ample parking and a brickweave pathway leading down the side of the property to the detached garage, which has power, lighting and timber doors to front. There is access either side of the property to the rear garden. The garden is south east facing and is laid to lawn with a large brick weave seating area, two sheds and a greenhouse.

### AGENTS NOTES

This property is Freehold.

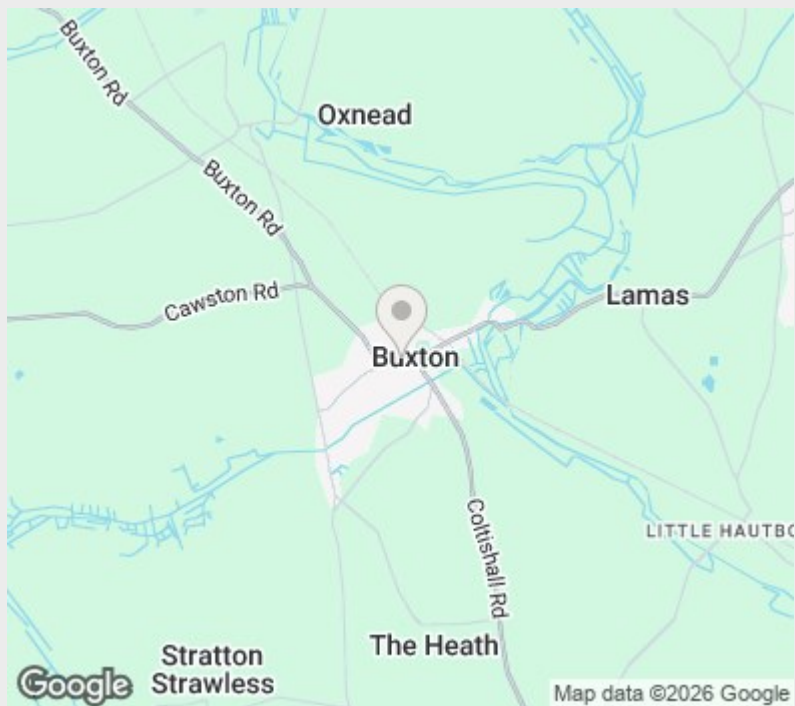
Mains drainage, electricity, water and gas connected.

Council tax band: C

### LOCATION

Buxton is a popular village within Norfolk, offering a range of local amenities including a village shop and a primary school with regular bus services for convenience. Surrounded by open countryside, Buxton provides excellent opportunities for walking including the popular Bure Valley path. The village offers easy access to the A47 and is less than 5 miles from the market town of Aylsham and only 3.5 miles from Coltishall, both offering a host of local amenities including plenty of places to eat, supermarkets, doctors and dental surgeries.




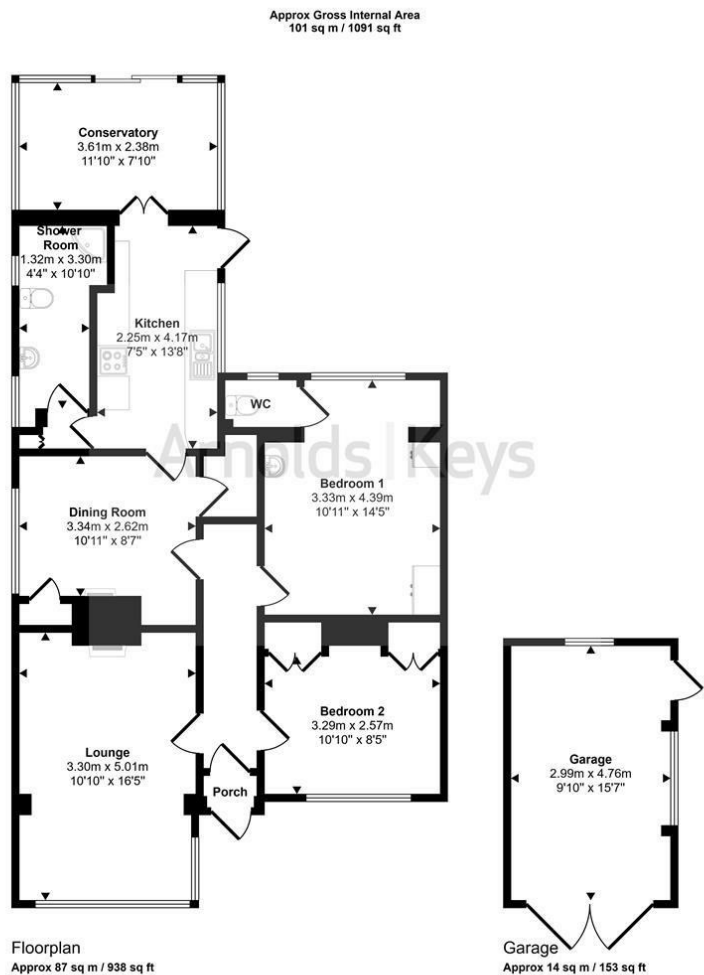


## Viewings

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>                            |   |           |
| (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  |           |



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.

