

# Arnolds | Keys



**21A Penfold Street, Aylsham, NR11 6BU**

Offers Over £425,000

- DETACHED FIVE BEDROOM HOME
- MAIN BEDROOM WITH ENSUITE
- PARTLY WALLED GARDEN
- GROUND FLOOR CLOAKROOM
- NO PASSING TRAFFIC
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- CLOSE TO AYLSHAM MARKET PLACE
- VIEWS ACROSS NATIONAL TRUST BUTTS LAND GREEN
- LIVING ROOM WITH OPEN FIREPLACE

# 21A Penfold Street, Aylsham NR11 6BU

Situated in the heart of the sought after market town of Aylsham, this unique detached home presents characterful, spacious and bright accommodation spread over three floors. The property boasts a part walled garden with an integral garage and is conveniently just a stones throw from all local amenities.



Council Tax Band: D



## DESCRIPTION

Built in 2001, this five bedroom home offers a unique opportunity to purchase a charming, characterful detached residence with the benefits of a modern home; including under floor heating and double glazing throughout. The property is positioned in the heart of the market town of Aylsham, conveniently located just a short walk from all local amenities and overlooking Butts Land Green. The home offers bright and well proportioned accommodation with a kitchen/breakfast room, rear hallway, cloakroom and living room with an open fireplace. To the first floor the spacious landing leads to three bedrooms, one with an ensuite, and a family bathroom. The second floor landing enjoys a fantastic view across to St Michael's church spire, and access to two further double bedrooms. Externally, the partially walled garden allows access to the integral single garage.

## ENTRANCE HALL

Timber door to front entrance, Chestnut wooden flooring, stairs to first floor, doors to living room and kitchen.

## KITCHEN

Double glazed sash window to front aspect. Solid maple fronted wall and base units with granite worksurface over, inset sink and drainer, five ring gas hob with cooker hood over, integrated electric oven and microwave, space and plumbing for a dishwasher and washing machine, space for an under counter fridge, under stairs pantry cupboard, slate flooring.

## REAR HALLWAY

UPVC door to garden and integral door to garage, slate flooring continued, door to living room and cloakroom.

## CLOAKROOM

Fitted with a WC and pedestal wash hand basin, extractor fan, slate flooring continued, space and plumbing to install a shower if desired.

## LIVING ROOM

A multi aspect room with double glazed sash window to front and side aspect, UPVC French door to rear, Chestnut wooden flooring, open fire place with slate hearth.

## FIRST FLOOR LANDING

Double glazed sash window to front and rear aspect, carpet flooring, doors to all rooms;

## BEDROOM ONE

Double glazed sash window to front aspect, carpet flooring, door to;

## ENSUITE

Fitted with a three piece suite comprising double shower cubicle with mains connected shower, extractor fan, WC, vanity unit with inset wash hand basin, vinyl tile effect flooring.

## BATHROOM

Two double glazed Velux windows to rear aspect, built in storage cupboard, storage cubes and eaves storage, fitted with a three piece suite comprising corner bath with mixer tap and shower head attachment, WC, wash hand basin, towel rail, extractor fan.

## BEDROOM FOUR

Double glazed sash window to rear aspect, built in double wardrobe and two built in single cupboards, carpet flooring.

## BEDROOM FIVE

Double glazed sash window to front aspect, fitted desk, drawer and shelving units, carpet flooring.

## SECOND FLOOR LANDING

Double glazed Velux window to rear aspect overlooking the spire of St Michaels church.

## BEDROOM TWO

Double glazed window to front aspect, carpet flooring.

## BEDROOM THREE

Double glazed window to front aspect, carpet flooring, fitted cupboards. Fitted drawers along the north wall, either side of space for a large double bed.

## EXTERNAL

The property is approached from the footpath over the green via a low level walled front with iron railings and wrought iron gate for access. The garden wraps around the front and side of the property and is partly walled with access to the single garage through double gates from the Penfold Street Loke and personal gate to the Loke.

## GARAGE

The seller understands that the previous owner had the garage walls insulated during construction to enable the space to be converted into living accommodation if required. Electric up & over door. Power & light. Plumbing for washing machine & tumble dryer. Bosch Greenstar condensing boiler.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating with under floor heating throughout each level.

Council tax band: D

Please be aware that there is no formal vehicular access. However The National Trust which owns the shingled loke signed 'Penfold Street odd nos. 21 - 25' may be willing to discuss the lease of a vehicular right of access. There is free parking in Butts Land car park a few steps away.

Please note: The windows require attention.

## Viewings

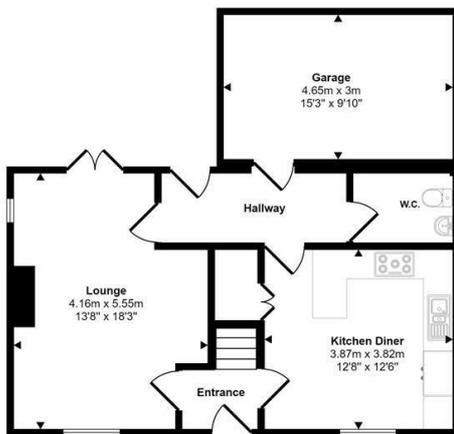
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:



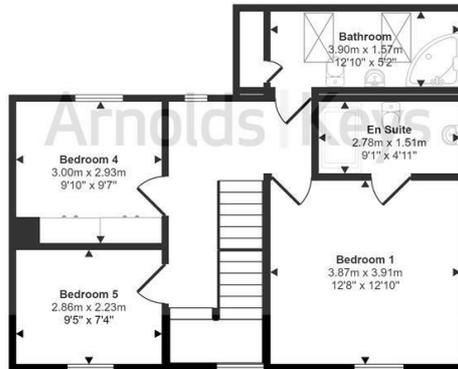
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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

Approx Gross Internal Area  
156 sq m / 1681 sq ft

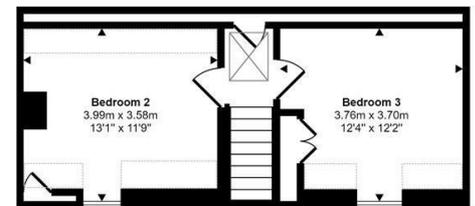


Ground Floor  
Approx 64 sq m / 688 sq ft

Denotes head height below 1.5m



First Floor  
Approx 58 sq m / 620 sq ft



Second Floor  
Approx 35 sq m / 372 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 and are 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

