



**14 Ethnie Gleaner Drive, Aylsham, NR11 6FR**

**Guide Price £375,000**

- MODERN DETACHED HOME
- FOUR BEDROOMS
- UTILITY ROOM
- MAIN BEDROOM WITH ENSUITE
- GROUND FLOOR CLOAKROOM
- KITCHEN DINER/FAMILY ROOM
- CLOSE TO AYLSHAM MARKET PLACE
- BEAUTIFULLY PRESENTED AND STYLISH ACCOMMODATION



# 14 Ethnie Gleaner Drive, Aylsham NR11 6FR

A beautifully presented four bedroom detached home, ideally positioned in the popular Bure Meadows development within the sought after market town of Aylsham. The property boasts bright and contemporary accommodation with a delightful rear garden, driveway and garage.

 4  2  2  B

Council Tax Band: D



## DESCRIPTION

This modern and beautifully presented detached property is ideally positioned on the popular Bure Meadows development, conveniently close to the market place in Aylsham. The property presents the perfect family home, with a spacious entrance hall leading to the bay fronted living room, groundfloor cloakroom, kitchen/diner/family room with patio doors to the rear garden, utility room, four bedrooms; one with an ensuite, and a family bathroom. The home boasts off road parking for two vehicles on the driveway and a single garage, with a delightful enclosed rear garden.

## ENTRANCE HALL

Composite door to front entrance, gloss tiled flooring, stairs to first floor with built in storage cupboard underneath, radiator.

## LIVING ROOM

Double glazed bay window to front aspect, carpet, radiator.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, pedestal wash hand basin, radiator, gloss tiled flooring, built in storage cupboard.

## KITCHEN DINER/FAMILY ROOM

uPVC French doors to rear garden, double glazed window to rear, wall and base units with integrated fridge freezer and dishwasher, inset stainless steel sink and drainer, fitted double electric oven, 6 ring gas hob with cooker hood over, door to:-

## UTILITY ROOM

Composite door to side entrance, wall and base units, space and plumbing for washing machine, radiator, tiled flooring.

## FIRST FLOOR LANDING

Double glazed window to side, carpet, airing cupboard.

## BEDROOM THREE

Double glazed window to front aspect, radiator, carpet.

## BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in wardrobes, door to:-

## ENSUITE

Fitted with a three piece suite comprising double shower cubicle with mains connected shower, WC, pedestal wash hand basin, LED mirror, shaver charging point, extractor fan, LVT flooring, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM FOUR

Double glazed window to rear aspect, carpet, radiator.

## BATHROOM

Double glazed window to side aspect, fitted with a three piece suite comprising bath with mixer tap and mains shower over, WC, pedestal wash hand basin, heated towel rail, vinyl flooring.

## EXTERNAL

To the side of the property is a brick weave driveway providing access to the single garage with a paved pathway to the front door. The rear garden is well maintained and mainly laid to lawn with a shingle patio seating area and shed.

## AGENTS NOTES

This property is Freehold.

Mains drainage, gas, electricity and water connected.

Council tax band: D (Broadland)

## 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.



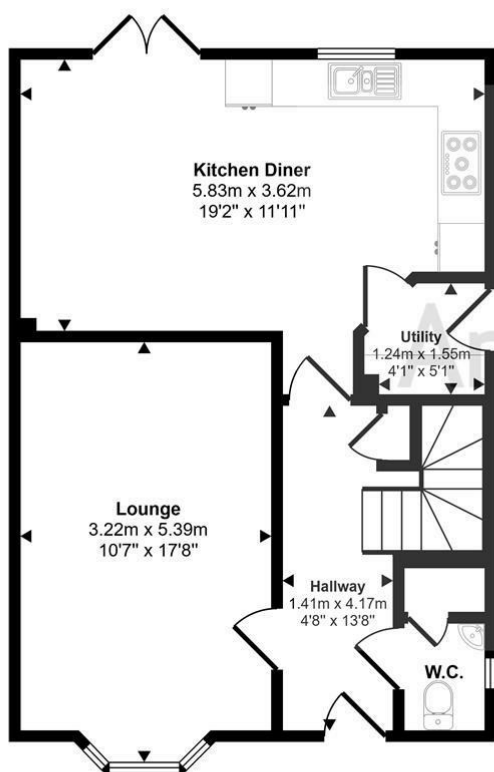
## Viewings

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

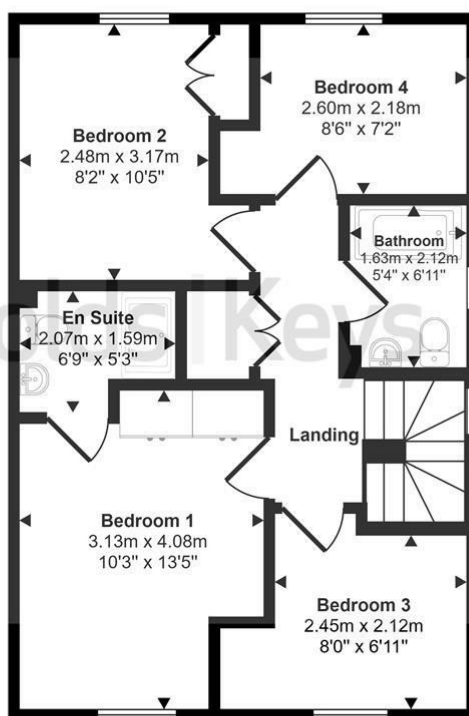
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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 	

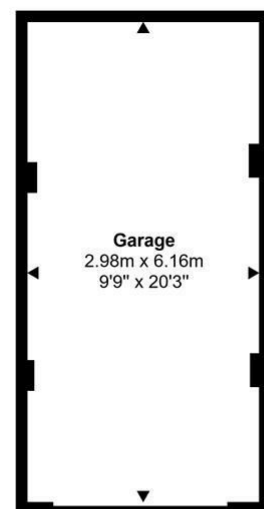
Approx Gross Internal Area  
120 sq m / 1297 sq ft



Ground Floor  
Approx 52 sq m / 557 sq ft



First Floor  
Approx 50 sq m / 542 sq ft



Garage  
Approx 18 sq m / 198 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.

