



13 Abbots Close, Aylsham, NR11 6HQ

Guide Price £350,000

- WALKING DISTANCE TO MARKET PLACE
- TWO RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- POPULAR LOCATION WITHIN AYLSHAM
- QUIET CUL-DE-SAC LOCATION
- TWO DRIVEWAYS WITH GARAGES
- GROUND FLOOR CLOAKROOM
- LOUNGE/DINER WITH GARDEN ROOM

13 Abbots Close, Aylsham NR11 6HQ

NO ONWARDS CHAIN Conveniently located just a short walk into Aylsham market place within a quiet cul-de-sac this three bedroom detached home offers versatile accommodation with off road parking, two garages and a mature, enclosed rear garden.



Council Tax Band: C



DESCRIPTION

Located within walking distance of the market place in Aylsham, this three bedroom detached home offers bright and versatile accommodation comprising an entrance hall, kitchen, groundfloor cloakroom, lounge/diner and conservatory, with a spacious landing on the first floor leading to three double bedrooms and a bathroom to the first floor. Externally, the property offers plenty of parking with two driveways with two garages, one currently converted for part use as a conservatory and a mature, enclosed rear garden.

ENTRANCE HALL

uPVC door to front entrance, carpeted stairs to first floor with built in cupboard underneath, radiator.

KITCHEN

uPVC door to garden, double glazed window to rear aspect, wall and base units with inset one and a half sink and drainer, electric oven with four ring electric hob and cooker hood over, space and plumbing for a washing machine, space for free standing fridge freezer, radiator, tiled flooring.

LOUNGE/DINER

Double glazed window to front aspect, fireplace with brick surround, radiator, carpet, glass panelled doors to garden room.

GARDEN ROOM

uPVC door to garden, double glazed windows, radiator, carpet.

CLOAKROOM

Double glazed window with obscured glass to front, WC, wash hand basin, vinyl flooring.

FIRST FLOOR LANDING

Dual aspect with double glazed windows to side and front aspect, airing cupboard, carpet.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

SHOWER ROOM

Double glazed obscured window to front aspect, fitted with a three piece suite comprising walk in double shower with mains connected shower, pedestal wash hand basin, WC, heated towel rail, vinyl flooring.

EXTERNAL

The property offers two driveways, one with access to one single garage with up and over door, power and lighting. The second driveway has access to another garage with an up and over door which has been part converted into a conservatory. The rear garden is enclosed with a lawned area and paved patio seating area.

AGENTS NOTES

This property is Freehold.

Mains connected gas, water, electricity and drainage.

Council tax band: C (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.



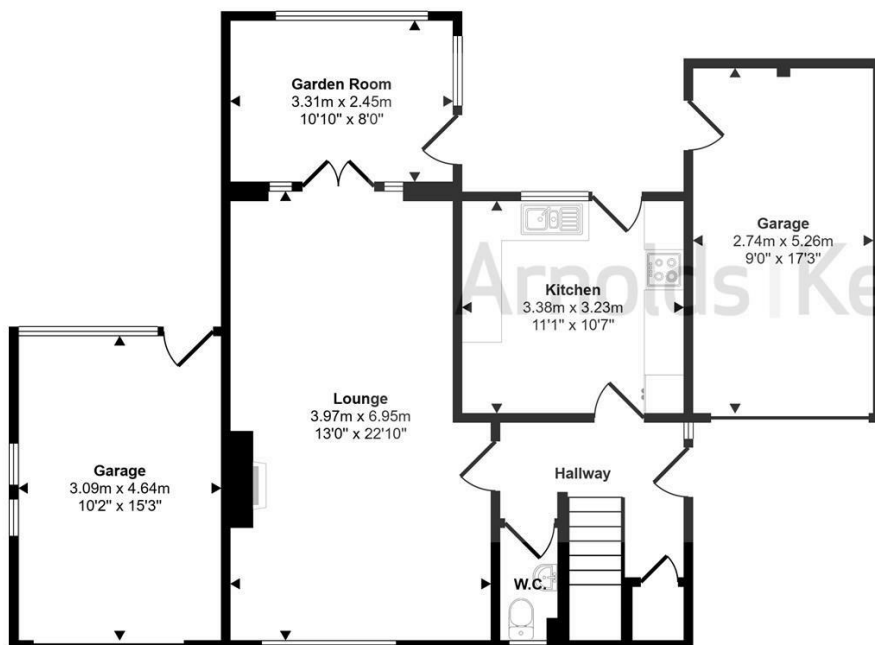
Viewings

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

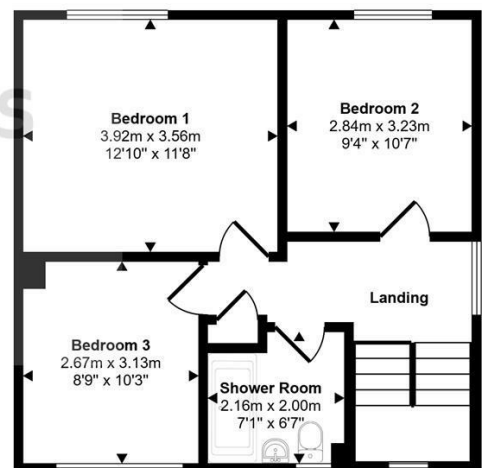
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
132 sq m / 1423 sq ft



Ground Floor
Approx 85 sq m / 917 sq ft



First Floor
Approx 47 sq m / 507 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.



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