

# Arnolds | Keys



## 20 Donthorn Court,, Aylsham, NR11 6YF

Offers Over £400,000

- AWARD WINNING HOPKINS HOMES DEVELOPMENT
- OFF ROAD PARKING AND GARAGE
- FOUR DOUBLE BEDROOMS
- SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION
- GRADE II LISTED
- CLOSE TO AYLSHAM MARKET PLACE
- MAIN BEDROOM WITH ENSUITE
- CHARACTER FEATURES THROUGHOUT

# 20 Donthorn Court, Aylsham NR11 6YF

A charming four bedroom property forming part of the award winning Hopkins Homes Development. The property offers beautifully presented, characterful and spacious accommodation with four double bedrooms, off road parking, garage and an enclosed, low maintenance rear garden.

 4  2  1  B

Council Tax Band: C



## DESCRIPTION

Situated within the highly regarded Donthorn Court development in the popular market town of Aylsham, this impressive four bedroom Grade 2 listed home forms part of a sympathetic and award winning conversion by Hopkins Homes, perfectly combining period and characterful features with generous modern living spaces.

The property offers spacious and beautifully presented accommodation with high ceilings and charming features with wooden beams and sash windows throughout. The welcoming entrance hall leads to the kitchen/diner with ample space for hosting, a large living room with door to the enclosed rear garden, a groundfloor cloak room, four double bedrooms; one with ensuite and a family bathroom to the first floor.

## ENTRANCE HALL

Timber framed door to front entrance, laminate flooring, two built in storage cupboards, radiator, carpeted stairs to the first floor.

## CLOAKROOM

Fitted with a WC, pedestal wash hand basin, radiator, vinyl flooring, extractor fan.

## KITCHEN DINER

Double glazed sash window to front aspect, fitted with a range of wall and base units with ceramic sink and drainer with instant hot water tap, four ring gas hob with cooker hood over, fitted electric oven, space for American style free standing fridge/freezer, integrated washing machine, wine fridge and dishwasher, water softener, tiled flooring and radiator, doors to living room:-

## LIVING ROOM

Double glazed sash window to rear aspect, timber door to rear garden with window over, carpet and part laminate flooring, radiator.

## FIRST FLOOR LANDING

Airing cupboard, carpeted, doors to all rooms:-

## BEDROOM ONE

Sash window to front aspect, two built in wardrobes, door to ensuite:-

## ENSUITE

Fitted with a shower cubicle with mains connected shower, WC, pedestal wash hand basin, heated towel rail, vinyl flooring, extractor fan, shaver charging point.

## BEDROOM TWO

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

## BEDROOM THREE

Double glazed sash window to rear aspect, built in wardrobe, carpet, radiator.

## BEDROOM FOUR

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

## BATHROOM

Fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, pedestal wash hand basin, WC, shaver charging point, vinyl flooring, radiator with rail over.

## EXTERNAL

To the front the property is accessed via a paved path to the front door with a small area of garden to the front. The rear garden is enclosed and mainly paved with shingle areas, making it ideally low maintenance. There is a fenced bin storage area and garage with electric roller door, lighting and power supply with an allocated off road parking space and carpark providing further parking if needed.

## AGENTS NOTES

This property is Freehold.

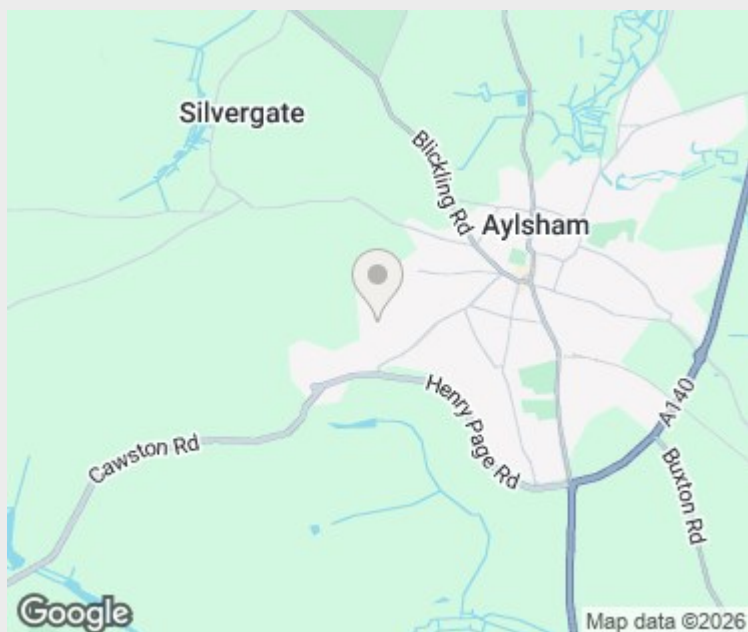
Mains drainage, electricity, gas and water connected.

Maintenance charge of communal areas:

Council tax band: C

## 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.



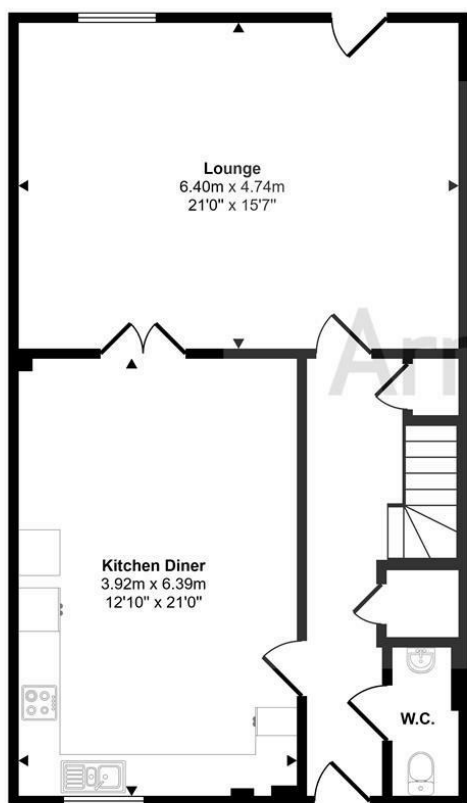
## Viewings

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

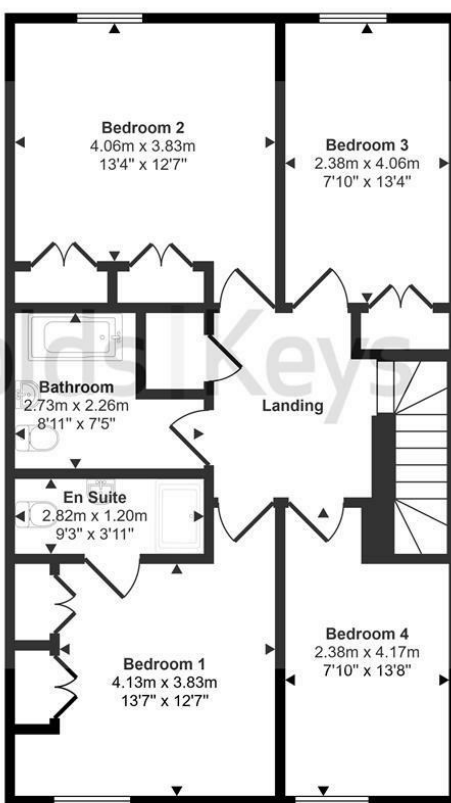
## EPC Rating:

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            | <b>83</b> | <b>86</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

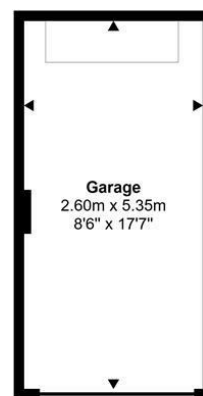
Approx Gross Internal Area  
157 sq m / 1686 sq ft



Ground Floor  
Approx 71 sq m / 769 sq ft



First Floor  
Approx 71 sq m / 767 sq ft



Garage  
Approx 14 sq m / 150 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.

