Arnolds | Keys

31 Sapwell Close, Aylsham, NR11 6EF

Guide Price £250,000

- CUL-DE-SAC LOCATION
- TWO BEDROOMS
- OFF ROAD PARKING
- DELIGHTFUL FRONT AND REAR GARDENS
- CLOSE TO AYLSHAM MARKET PLACE
- MODERN FITTED SHOWER ROOM
- GARAGE EN BLOC
- WELL PRESENTED AND VERSATILE ACCOMMODATION

8 Market Place, Aylsham, NR11 6EH
01263 738444

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31 Sapwell Close, Aylsham NR11 6EF

A well presented two bedroom bungalow ideally situated within a quiet cul-de-sac close to the market place in Aylsham. The property enjoys a corner plot position with delightul front and rear gardens, off road parking and garage en bloc.

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Council Tax Band: B

DESCRIPTION
Situated on a quiet cul-de-sac, just a short distance from the market place in Aylsham, this delightful two bedroom bungalow offers well presented and versatile accommodation comprising an entrance hall, two bedrooms, modern shower room, lounge and a kitchen with access to the rear garden. The home boasts well kept front and rear gardens with a beautiful variety of mature shrubs and flowers. Off road parking can be located at the rear of the property alongside the en bloc garage.

ENTRANCE HALL
uPVC door with obscured glass to front entrance, laminate flooring, radiator.

BEDROOM ONE
Double glazed window to front aspect, carpet , radiator.

BEDROOM TWO
Double glazed window to front aspect, carpet, radiator.

SHOWER ROOM
Double glazed window with obscured glass to side aspect, fitted with a cubicle with mains connected standard and rainfall shower head, WC, pedestal wash hand basin, fully tiled walls and floor, heated towel rail.

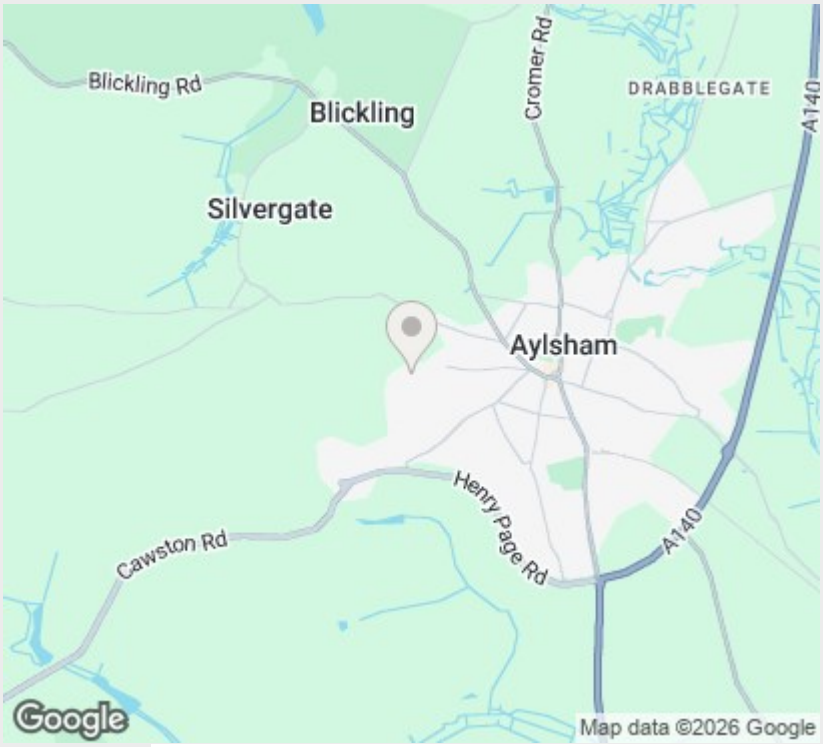
LOUNGE
Double glazed window to rear aspect, gas fireplace, laminate flooring, radiator.

KITCHEN
Double glazed window to rear aspect, uPVC door to rear garden, wall and base units with one and a half stainless steel sink and drainer, wall mounted boiler, space for electric oven and free standing fridge/freezer, space and plumbing for washing machine, built in cupboard, laminate flooring, radiator.

EXTERNAL
To the front the property is approached with a paved path to the front door, with lawn to the side and borders of a range of flowers. To the rear the property is laid to lawn with a paved patio seating area, two sheds and a beautiful range of mature shrubs including established rose bushes.

AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, water and gas connected.
Council tax band: B (Broadland)

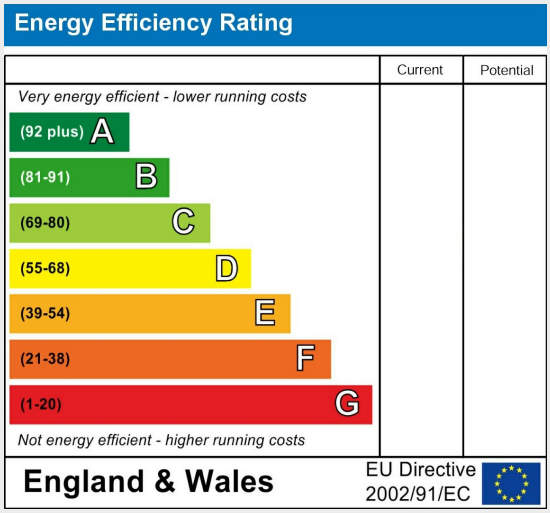
LOCATION
Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities and a strong sense of community. The town centre provides a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a traditional twice weekly market and well regarded schools. Aylsham enjoys easy access to a wealth of outdoor and leisure opportunities. The nearby Bure Valley Path and Railway provide scenic routes through the countryside, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach.
Norwich is accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.



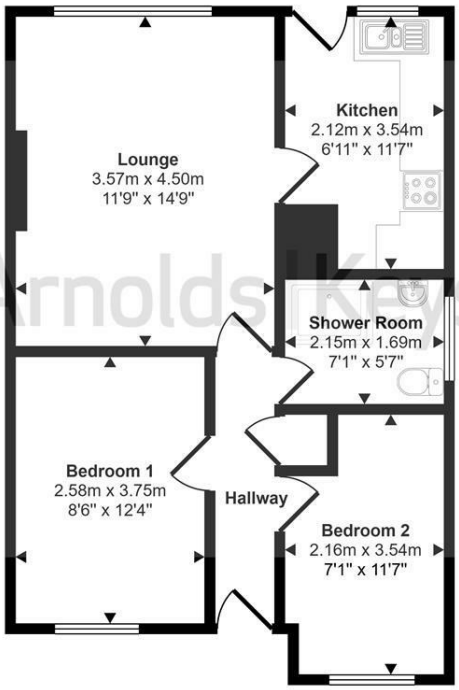
Viewings

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

EPC Rating:



Approx Gross Internal Area
50 sq m / 542 sq ft



Floorplan

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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

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