



Blofields Loke, Aylsham, Norwich, NR11 6ES

welcome to

Blofields Loke, Aylsham, Norwich

This superb property is the former Show Home of a highly desirable private development for over 55's close to the centre of Aylsham, with 2 En-Suite Double Bedrooms, Lounge, fitted Kitchen, Conservatory & Dining Room/3rd Bedroom. Outside offers attractive communal gardens & private parking area.



Description

Offered with No Onward Chain is this superb, well-designed house for over 55's located close to the centre of the lovely heritage town of Aylsham which has a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

This stylish property enjoys versatile accommodation to include Entrance Hallway, Lounge with French Windows to a well-situated Conservatory, fitted Kitchen with integrated appliances, Dining Room/Bedroom Three, & downstairs Shower Room/Cloakroom. A well-designed staircase leads up to a Landing with built-in Cupboards and doors to two spacious Double Bedrooms, each with their own En-Suite Facilities. The house is complemented by attractive, well-designed communal gardens & a large private communal parking area.

Entrance Hall

The front door opens into the entrance hallway with doors to the ground floor accommodation and stairs to the first floor with views to the gardens. Under-floor heating; a meter cupboard; ceiling lights and electric wall heater.

Shower Room

The shower room/cloakroom has a white suite comprising low level WC, wash basin & tiled shower cubicle. Shaver point; light fitting; shelving; under-floor heating & heated towel rail.

Lounge

16' 10" x 10' 4" (5.13m x 3.15m)

Double-aspect living room with front aspect double glazed window and double-glazed French windows to the Conservatory. Door to under-stairs cupboard. Fireplace with surround; TV point and under-floor heating.

Conservatory

8' 2" x 7' 5" (2.49m x 2.26m)

Conservatory overlooking the attractive well-designed gardens. Brick base and walls with white double glazed windows to 3 sides & double glazed doors to communal gardens area; electric points and wall lighting.

Dining Room / Bedroom Three

10' 5" x 8' 1" (3.17m x 2.46m)

Front aspect dining room/third bedroom with double glazed window; TV point and under floor heating.

Kitchen

10' 4" x 8' 5" (3.15m x 2.57m)

Fitted kitchen with a range of wall & base units and work surface over with tiled splash back and walls, stainless steel sink & drainer. Integrated double electric oven with electric hob & cooker hood over; plumbing for washing machine; new integrated fridge/freezer & integrated dishwasher. Under-floor heating; ceramic tiling to floor; ceiling and under-wall-unit lighting. Rear aspect double glazed window giving views of communal gardens.

Landing

Stairs with rear aspect double glazed window giving views of the communal gardens. Landing with two built-in cupboards, including immersion heater and doors to Bedrooms.

Bedroom One

16' 10" max x 10' 5" (5.13m max x 3.17m)

Spacious double-aspect bedroom with double glazed windows to front & rear. Door to En-Suite Bathroom; built-in wardrobe; electric wall heater.

En-Suite Bathroom

Spacious En-suite Bathroom with white suite comprising low level WC, wash basin & bath with mixer tap and shower over with tiling to walls. Front aspect double glazed window; wood-effect floor; extractor fan; heated towel rail; shaver point; light fitting & shelving.

Bedroom Two

12' 3" max x 10' 5" (3.73m max x 3.17m)

Generous double bedroom with front aspect double glazed window. Door to En-Suite Shower Room; built-in wardrobe; electric wall heater.

En-Suite Shower Room

En-Suite Shower Room with white suite comprising low level WC, wash basin & tiled shower with shower mixer taps. Rear aspect double glazed window; wood-effect floor; extractor fan; heated towel rail; shaver point; light fittings & shelving.

Outside

The property is complemented by well-designed, attractively planted communal gardens with paths, borders and lawn with seating area. It also benefits from a private communal car park.

Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch, with regards to the potential time frames involved.

This property has a maintenance charge please contact us for more details.



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welcome to

Blofields Loke, Aylsham, Norwich

- NO ONWARD CHAIN
- Sought-After Central Market Town Location
- Superb Link-Detached House for the over 55's
- Two Spacious En-suite Double Bedrooms
- Lounge; Dining Room/Bedroom Three; Conservatory
- Fitted Kitchen; Downstairs Shower Room/Cloakroom
- Communal Parking & attractive Communal Gardens
- Conservation Area

Tenure: Freehold EPC Rating: Awaited



£365,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
AYS109438 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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