





St. Michaels Close, Aylsham, Norwich, NR11 6HA



## welcome to

# St. Michaels Close, Aylsham, Norwich

Set in a popular cul-de-sac location is this deceptively spacious detached Bungalow that has been extended and enjoys flexible accommodation including 3/4 Bedrooms, Master with En-suite, open plan Kitchen/Diner, Lounge & outside has a delightful garden and ample parking.













#### **Entrance Hall**

Built-in cupboard, 2 radiators & loft access.

#### Lounge

19' 11" x 11' 11" (6.07m x 3.63m)

TV point, radiator & front aspect double glazed window.

### Kitchen / Diner

12' 5" max x 19' 10" (3.78m max x 6.05m)

Re-fitted with a range of wall & base units, work surface over with tiled splash back and stainless steel sink & drainer unit. Double electric oven, electric hob with splash back & stainless cooker hood over. Part-tiled/part wood flooring, TV point, USB point, electric heater, wall lights, double glazed window and bi-fold doors to garden. Step down into Garden Room.

#### **Garden Room**

8' 11" x 9' 8" (2.72m x 2.95m)

Fitted shelving, tiled floor and doors to outside & Store.

#### Store

Tiled floor and door opens to Bedroom Four.

## **Study/Bedroom Four**

9' 2" x 7' 8" (2.79m x 2.34m)

Electric heater & double glazed window.

#### **Bedroom One**

11' 9" x 12' 1" (3.58m x 3.68m)

Double aspect room with built-in wardrobes, radiator & 3 double glazed windows. Door to En-suite.

#### **En-Suite**

Suite comprising WC, bidet, wash basin & double shower cubicle with seat and grab rail. Built-in cupboard, spotlights, heated towel rail & double glazed window.

#### Utility

Shelving, plumbing for washing machine, sink & double glazed window.



#### **Bedroom Two**

10' 2" x 11' 11" max (3.10m x 3.63m max) Fitted shelves & double glazed window.

#### **Bedroom Three**

9' 3"  $\times$  11' 10" (2.82m  $\times$  3.61m) 2 built-in cupboards, radiator & double glazed window.

#### **Re-Fitted Bathroom**

Re-fitted suite comprising WC, wash basin vanity unit & bath with shower over. Airing cupboard housing boiler, spotlights, extractor fan & heated towel rail.

#### **Outside**

To the front of the property is a driveway which provides off-road parking.

The rear is a ramp, zig-zagging to the rear garden off the patio area, mainly laid to lawn with planted borders. There are external power points, tap, shed, Summer House & Greenhouse.

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





## welcome to

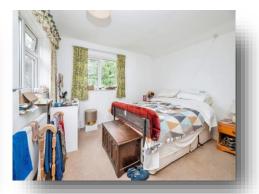
# St. Michaels Close, Aylsham, Norwich

- Detached Bungalow
- 3/4 Bedrooms
- Generous Gardens
- No Chain
- En-Suite to Master Bedroom
- Ample Parking
- Superb Location

Tenure: Freehold EPC Rating: D

# £385,000









view this property online williamhbrown.co.uk/Property/AYS109646



Property Ref: AYS109646 - 0005 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 buyers 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.





01263 735252



Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH, Norfolk, NR11 6EL



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.