



**John O'gaunt Close, Aylsham, Norwich, NR11 6DG**



**welcome to**

## **John O'gaunt Close, Aylsham, Norwich**

>>> No Onward Chain <<<

A 3 Bedroom Semi-Detached house in the town of Aylsham which has been updated and extended and includes accommodation comprising re-fitted Kitchen, Living/Dining Room, Snug, Cloakroom & re-fitted Bathroom. Outside offers driveway parking, Carport and enclosed rear garden.



## Description

Offered with No Onward Chain don't miss this updated & extended Semi-Detached house set in a cul-de-sac location in the popular market town of Aylsham. The property enjoys internal accommodation to include Entrance Hall, re-fitted Kitchen, large Living/Dining Room with wood burner, Snug with patio doors to rear garden and Cloakroom to the ground floor, whilst upstairs has landing with loft access, 3 Bedrooms & a re-fitted Bathroom. Outside offers driveway providing off-road parking and leading to a Carport, while to the rear is an enclosed garden with paved area & summer house.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

## Entrance Hall

Front door opens into hall with stairs to first floor, under stairs cupboard, wood effect flooring, radiator and doors to Living/Dining Room & Kitchen.

## Re-Fitted Kitchen

8' 4" x 8' 5" (2.54m x 2.57m)

Re-fitted with a range of wall & base units, marble effect work surface over with matching splash back and sink & drainer unit with mixer tap. Electric oven with electric hob, plumbing and space for washing machine and space for fridge/freezer. Wood effect flooring and double glazed window with view over rear garden.

## Living / Dining Room

20' x 11' 1" max (6.10m x 3.38m max)

Wood burner inset to fireplace, TV point, wood effect flooring, tall wall mounted radiator & front aspect double glazed window. Opens to Kitchen & Snug.

## Snug

8' 8" x 7' 8" (2.64m x 2.34m)

Wood effect flooring, tall wall mounted radiator, double glazed patio doors to garden & door to Cloakroom.

## Cloakroom

Suite comprising low level WC, wash basin vanity unit, wood effect flooring and double glazed window.

## First Floor Landing

Double glazed window over stairwell, loft access, carpeted flooring and doors to Bedrooms & Bathroom.

## Bedroom One

10' 8" x 9' 8" (3.25m x 2.95m)

Exposed floorboards, fitted wardrobe & shelving, TV point and rear aspect double glazed window.

## Bedroom Two

10' 1" max x 7' 8" (3.07m max x 2.34m)

Exposed floorboards, radiator & front aspect double glazed window.

## Bedroom Three

9' 5" max x 7' 2" (2.87m max x 2.18m)

Over stairs cupboard, carpeted flooring, radiator & front aspect double glazed window.

## Re-Fitted Bathroom

Re-fitted suite comprising low level WC, countertop circular wash basin with vanity unit and bath with mixer tap & shower attachment. Tiled flooring, heated towel rail & double glazed window.

## Outside

To the front of the property is a gravel garden with pave stone & planted border and a driveway which provides off-road parking and leads to a Carport which has an access gate to the rear garden.

To the rear is a large, paved area adjoining the property with a path leading to a lawned area and summer house and has planted borders.



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](http://www.focalagent.com)



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## **John O'gaunt Close, Aylsham, Norwich**

- NO ONWARD CHAIN
- Updated & Extended Semi-Detached House
- Re-Fitted Kitchen & Living/Dining Room with Wood Burner
- Snug with patio doors to rear garden
- 3 Bedrooms
- Cloakroom & Re-Fitted Bathroom
- Ample Off-Road Parking & Enclosed Rear Garden with Patio
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C

# £275,000



Please note the marker reflects the postcode not the actual property

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**william h brown**



**01263 735252**



[Aylsham@williamhbrown.co.uk](mailto:Aylsham@williamhbrown.co.uk)



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



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