

Arnolds | Keys



2 Forster Close, Aylsham, NR11 6BD

Offers In Excess Of £375,000

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DRIVEWAY AND SINGLE GARAGE
- FOUR BEDROOMS
- GENEROUS REAR GARDEN
- SOUGHT AFTER LOCATION

2 Forster Close, Aylsham NR11 6BD

A four bedroom detached family home in a sought after location close to the Market Place in Aylsham. Boasting a generous rear garden, bright and spacious accommodation, off road parking and garage.



Council Tax Band: D



DESCRIPTION

A fantastic detached family home ideally positioned just a short distance from the market town in Aylsham. The property has been extended over time to provide bright and spacious accommodation to include a living room and dining /family room, both with patio doors leading out to the garden and ideal for hosting the family. A kitchen and cloakroom complete the ground floor accommodation. To the first floor there are four bedrooms and a family bathroom. Externally the property boasts front and rear gardens with off road parking and a single garage.

Located in Aylsham town, the property offers convenient access to amenities, schools, and local attractions, making it an ideal choice for families looking for a cosy and spacious home.

ENTRANCE HALL

UPVC door to front entrance, carpet flooring, two radiators.

CLOAKROOM

Double glazed window to front aspect with obscured glass, WC and wash hand basin.

LIVING ROOM

UPVC patio doors to rear, radiator, carpet. Door to:

DINING ROOM/FAMILY ROOM

A multi aspect room with two double glazed windows to the left side, one to the right side and one to the rear elevation, UPVC double glazed door leading to patio area, two radiators, carpet flooring. Door to:

KITCHEN

Double glazed window to front, UPVC door to side, integrated double oven, stainless steel one and a half sink and drainer, space and plumbing for a dishwasher and washing machine, electric hob with extractor fan over, breakfast bar, radiator, vinyl flooring.

STAIRS TO FIRST FLOOR

LANDING

Double glazed window to front, carpet, radiator, airing cupboard and built in storage cupboard.

BATHROOM

Double glazed window to front with obscured glass, fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC fitted into vanity unit, radiator.

BEDROOM FOUR

Double glazed window to side, carpet, radiator.

BEDROOM TWO

Double glazed window to rear, carpet, radiator.

BEDROOM ONE

Double glazed window to rear, carpet, radiator.

BEDROOM THREE

Double glazed window to front, radiator, carpet.

EXTERNAL

To the front of the property the garden is laid to lawn with a paved path leading down the left side to the front door. To the right hand side the driveway provides parking for two vehicles and access to the single garage, which has an up and over door, power and lighting. There is side access to the rear of the property. The rear garden is of a good size and is laid to lawn with a range of shrubs, flowers and hedging, there is a patio seating area and a shed.

AGENTS NOTES

This property is Freehold.

Mains gas central heating.

Mains drainage and electricity connected.

Council tax band: D



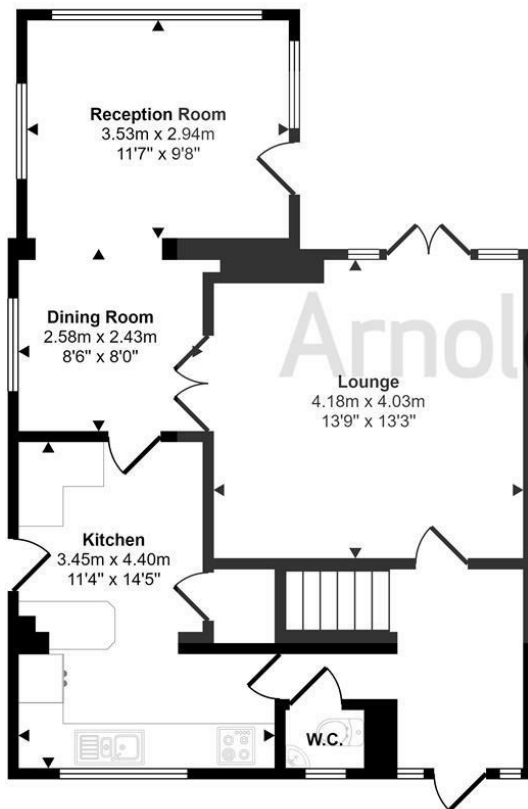
Viewings

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

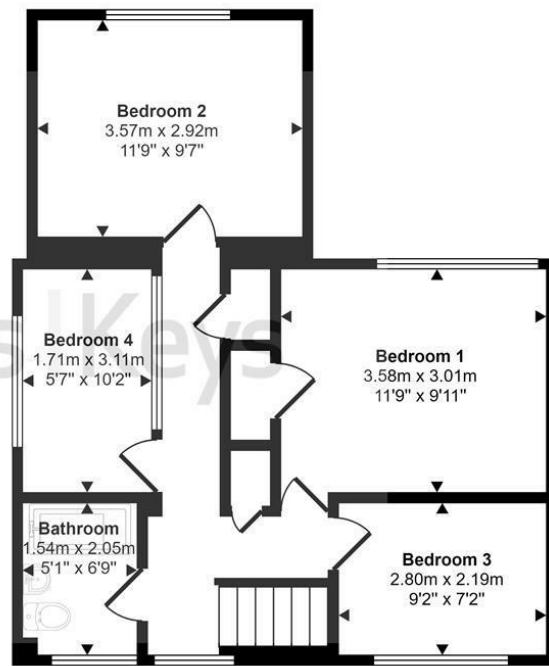
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
108 sq m / 1159 sq ft



Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 50 sq m / 535 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 and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

