

Arnolds | Keys



91 Stuart Road, Aylsham, NR11 6HW

Offers In Excess Of £275,000

- **** VEDNDOR HAS FOUND****
- CUL-DE-SAC POSITION
- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- SEMI DETACHED BUNGALOW
- WALKING DISTANCE TO AYLSHAM MARKET PLACE
- FRONT AND REAR GARDENS
- THREE BEDROOMS

91 Stuart Road, Aylsham NR11 6HW

**** VENDOR HAS FOUND**** A three bedroom semi detached bungalow situated on a quiet cul-de-sac within walking distance of the highly sought after market place of Aylsham. With front and rear gardens and off road parking, this property offers the perfect opportunity for those seeking a convenient lifestyle with easy access to local amenities.



Council Tax Band: B



DESCRIPTION

Situated on a quiet cul-de-sac within walking distance to the market place of Aylsham, this three bedroom semi detached bungalow boasts well kept front and rear gardens with off road parking. The accommodation comprises of entrance hall, recently refitted kitchen, rear porch, shower room, three bedrooms and a living room.

The property has already been partly modernised with a recently re fitted kitchen and shower room meaning there is a foundation for personalising the space to suit your preferences. The sought after location and the opportunity for customisation makes this property a promising option for those looking for a cosy yet adaptable home within easy reach of local amenities.

INTERNAL ACCOMMODATION

ENTRANCE HALL

UPVC double glazed door to side entrance, carpet flooring.

SHOWER ROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising double shower cubicle with electric 'Triton' shower, pedestal wash hand basin, WC, vinyl flooring.

KITCHEN

UPVC double glazed door to rear porch and double glazed window to side aspect, fitted with a range of wall and base units with one and a half sink and drainer, space for a fridge/freezer and washing machine, integrated electric oven, electric hob with extractor fan over, vinyl flooring.

REAR PORCH

Double glazed window to rear and double glazed timber framed door to side entrance, vinyl flooring, space for tumble dryer.

BEDROOM THREE

Double glazed window to rear elevation, carpet.

BEDROOM TWO

Double glazed window to rear elevation, carpet.

BEDROOM ONE

Double glazed window to front elevation, carpet.

LIVING ROOM

Double glazed window to front, feature fire place with ceramic hearth and timber mantel over, carpet.

EXTERNAL

The property is approached via a paved driveway leading down the side of the property. There is a front garden which is laid to lawn and bordered with a range of shrubs, there is a side gate leading to the rear garden which is mainly laid to lawn with a shed and is also bordered with a range of mature shrubs and hedging.

AGENTS NOTES

This property is Freehold.

Mains drainage and electricity connected.


Council tax band: B



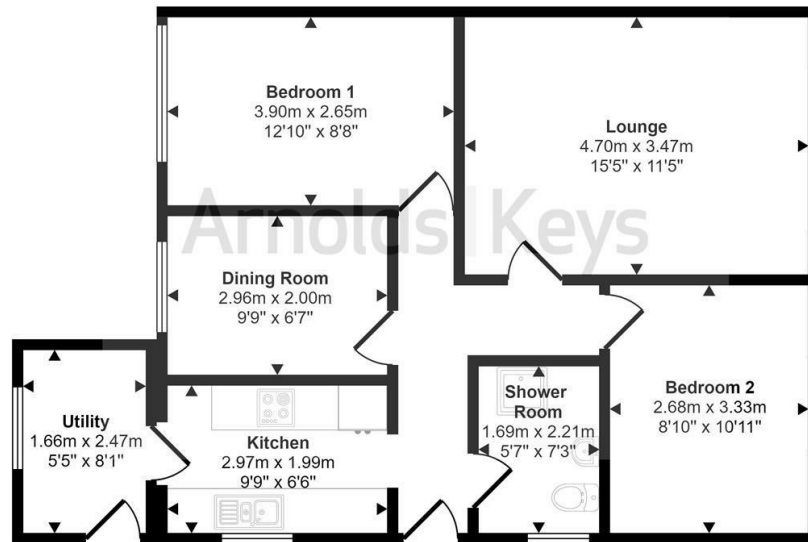
Viewings

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			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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
66 sq m / 706 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 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.

