

# Arnolds | Keys



## Mulberry Cottage, 36 Holman Road, Aylsham, NR11 6BZ

Guide Price £575,000

- NO ONWARD CHAIN
- FOUR BEDROOMS
- LONG PRIVATE DRIVEWAY WITH AMPLE PARKING
- DETACHED GARAGE
- WALKING DISTANCE TO AYLSHAM MARKET PLACE
- GENEROUS GROUNDS
- DESIRABLE LOCATION
- MAIN BEDROOM WITH DRESSING ROOM AND ENSUITE

# 36 Holman Road, Aylsham NR11 6BZ

Situated on a generous sized plot and tucked away from the road, this four bedroom detached bungalow offers versatile accommodation, driveway with ample parking with garage, and a large garden. Ideally located just a short walk from the Market Place of Aylsham, this is the perfect opportunity for those looking for privacy and space with a convenient lifestyle.



Council Tax Band: E



## DESCRIPTION

A hidden gem within the market town of Aylsham! This four-bedroom detached bungalow offers a perfect blend of seclusion and convenience within close proximity to highly sought after Market Place of Aylsham. Its tucked-away location ensures privacy whilst also benefitting from a large driveway with ample parking and a detached garage. Enjoying generous grounds and with modernisation required, this property presents an exciting opportunity for customisation and a home that you can truly make your own.

The property presents bright accommodation with many multi aspect rooms and comprises of entrance hall, four bedrooms; two with ensuite and one with dressing room, living room, dining area, kitchen/breakfast room, utility room. and family bathroom.

## INTERNAL ACCOMMODATION

### ENTRANCE

Timber framed door to front entrance, double glazed window to front, carpet, radiator.

### BEDROOM ONE

A multi aspect room with double glazed windows to front, rear and side elevations, dressing room, two radiators and carpet flooring. Door to;

### ENSUITE

Double glazed window with obscured glass to rear, shower cubicle with mains connected shower and rainfall shower head, WC and vanity unit with inset wash hand basin, heated towel rail, extractor fan, shaver charging point and vinyl flooring.

## LIVING ROOM

Double glazed window to side, fire place with wood burning stove and brick surround, radiator, carpet flooring. Open to;

## DINING AREA

A further multi aspect room with double glazed windows to front and side aspects, timber framed patio doors to garden, radiator and vinyl flooring.

## KITCHEN

Two double glazed windows to side and two to rear aspect, double glazed window to utility room, brick surround fire place, two radiators. The kitchen is fitted with a range of wall and base units with timber worktop over, inset sink and drainer, space for a double electric oven with electric hob and extractor fan over, space and plumbing for a dishwasher. Walk in pantry with double glazed window with obscured glass to rear, fitted with shelving units, space for a fridge freezer, built in storage cupboard, tiled flooring,

## HALLWAY

Two radiators, carpet flooring, door to:

## UTILITY ROOM

Double glazed window to rear, fitted with a range of base units with ceramic butlers sink, space and plumbing for a washing machine and tumble dryer, timber framed door to rear, radiator.

## BEDROOM

Double glazed window to side aspect, built in wardrobe, radiator, vinyl flooring.

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mains connected shower over, WC and wash hand basin fitted into vanity unit, extractor fan, vinyl flooring.

## BEDROOM

Double glazed window to side, carpet, radiator.

## BEDROOM

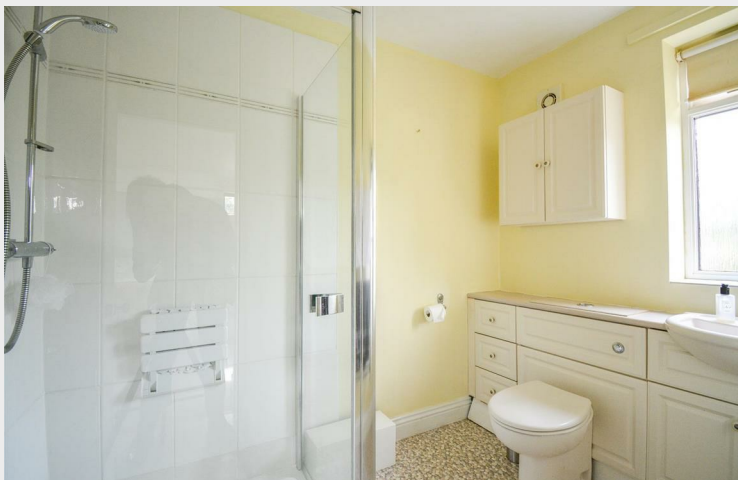
Double glazed window to side, carpet, radiator.

## EXTERNAL

The property is approached down a long shingle driveway, allowing for plenty of parking and access to the detached single garage with timber framed double doors. The property enjoys generous sized grounds with beautiful wrap around mature gardens to include lawned areas and a range of flowers, shrubs and hedging with a large shed.

## AGENTS NOTE

This property is freehold.  
Mains water and electricity connected.  
Gas fired central heating.  
Drainage is via a septic tank.  
Council tax band: E





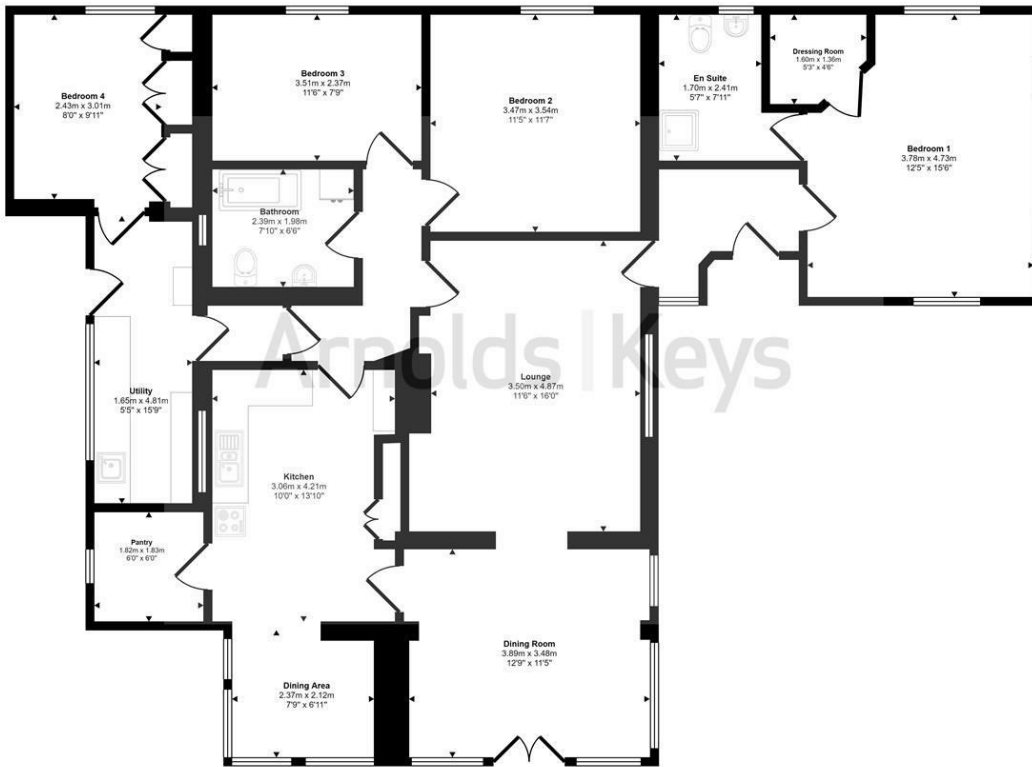
## Viewings

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) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
142 sq m / 1524 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.

