



7 Soame Close, Aylsham, Norwich, NR11 6JF

Offers Over £325,000

- NO ONWARDS CHAIN
- DETACHED BUNGALOW
- OFF ROAD PARKING AND GARAGE
- WEST FACING GARDEN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES

7 Soame Close, Norwich NR11 6JF

NO ONWARDS CHAIN A well presented three bedroom detached bungalow ideally located on a quiet road within a sought after area in Aylsham, close to the market place. The property offers bright accommodation with off road parking, front and rear gardens and a garage.



Council Tax Band: C



DESCRIPTION

A fantastic three bedroom detached bungalow ideally located within a sought after area close to the market place in Aylsham, with easy access to a host of amenities including supermarkets, doctors, independent shops. The property boasts bright living accommodation consisting of a large lounge diner, kitchen, rear porch/lean-to, three bedrooms and a family bathroom. The property further benefits from off road parking with an attached single garage and a generous West facing, enclosed rear garden. This property is being sold with no onwads chain.

INTERNAL ACCOMMODATION

ENTRANCE PORCH

UPVC door to front, built in storage cupboard, carpet.

LIVING ROOM

Double glazed floor to ceiling window to front elevation with double glazed window to side, radiator, electric fireplace and radiator.

BEDROOM ONE

A dual aspect room with double glazed window to front and side, radiator and carpet.

BEDROOM TWO

Double glazed window to rear, radiator, carpet.

BEDROOM THREE

UPVC door and double glazed window to rear aspect, laminate flooring, radiator.

SHOWER ROOM

Double glazed window with obscured glass to rear. Fitted with a double shower cubicle with 'Triton' electric shower, vanity unit with inset sink, WC, extractor fan, radiator and tiled flooring.

HALLWAY

Built in storage cupboard, carpet.

KITCHEN

Fitted with a range of wall and base units with integral electric with gas hob and extractor fan over, space for free standing fridge freezer, space and plumbing for washing machine, UPVC door to rear lean to, tiled flooring, radiator.

LEAN TO

Single glazed window to rear elevation, timber framed single glazed door to side, vinyl flooring.

EXTERNAL

The property is approached via a brick-weave driveway to the front with access to the single garage, which has an up and over door, power and lighting supplied. There is a front garden which is laid to lawn with a range of mature shrubs and hedging. The rear garden is also laid to lawn with a patio seating area, two sheds, door to the garage and side gates allowing access to the front of the property.

AGENTS NOTES

This property is Freehold.
Gas fired central heating.
Mains drainage and electricity connected.
Council tax band: C



Viewings

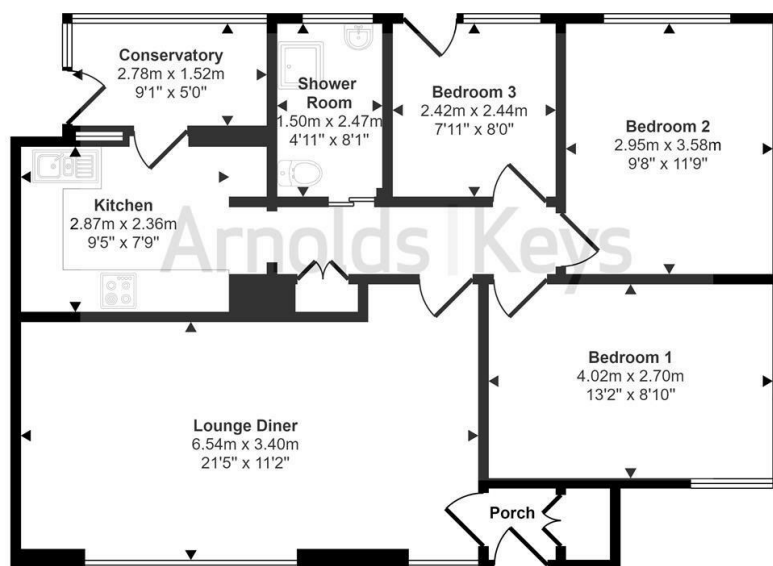
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(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
78 sq m / 845 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.



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