

Arnolds | Keys



63 St. Michaels Avenue, Aylsham, NR11 6YA

Offers In Excess Of £400,000

- FOUR BEDROOMS
- THREE STOREY TOWN HOUSE
- SOUGHT AFTER LOCATION CLOSE TO AYLSHAM MARKET PLACE
- FIELD VIEWS TO REAR
- TWO RECEPTION ROOMS
- AWARD WINNING DEVELOPMENT
- BEAUTIFULLY PRESENTED
- OFF ROAD PARKING AND GARAGE

63 St. Michaels Avenue, Aylsham NR11 6YA

A fantastic four bedroom town house offering bright and stylish accommodation over three storeys, ideally located on the award winning, popular Hopkins Homes development. The property offers spacious and bright accommodation with two reception rooms, four bedrooms an enclosed rear garden, off road parking and garage.



Council Tax Band: D



DESCRIPTION

A four bedroom town house ideally located in the award winning Hopkins Home development close to the Market Place in Aylsham. The property boasts bright, modern accommodation spread over three stories with an enclosed rear garden backing onto the fields behind, off road parking and garage. With ample living space to include a contemporary kitchen/diner with plenty of space for entertaining, two reception rooms and four bedrooms; making it the ideal family home. Internally the home comprises of two reception rooms; including a living room and a home office/snug, kitchen diner, ground floor cloakroom, four bedrooms; one with ensuite, and a family bathroom.

ENTRANCE HALL

UPVC door to front entrance, built in storage cupboard and under stairs cupboard, radiator, carpet flooring.

CLOAKROOM

Fitted with a WC and wash hand basin, radiator, extractor fan and vinyl flooring.

HOME OFFICE/SNUG

Double glazed window to front aspect, radiator, carpet flooring, double doors into the kitchen diner.

KITCHEN/DINER

Double glazed window to rear aspect with UPVC door to garden, fitted with a range of wall and base units stainless steel sink with mixer tap over, Rangemaster electric double oven with 6 ring gas hob and extractor fan over, space for fridge/freezer, space and plumbing for washing machine, tumble dryer and dishwasher, two radiators, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet flooring, radiator.

LIVING ROOM

Two double glazed windows to rear elevation with field views, gas fireplace with ceramic mantle and hearth, two radiators, carpet flooring.

BEDROOM TWO

Double glazed window to front, radiator, carpet flooring.

BATHROOM

Double glazed window to front, fitted with a four piece suite comprising bath with mixer taps and shower head attachment, separate shower cubicle with mains connected shower, WC and wash hand basin, radiator, shaver charging point, vinyl flooring.

STAIRS TO SECOND FLOOR LANDING

Built in storage cupboard, airing cupboard, carpet flooring.

BEDROOM FOUR

Double glazed window to rear, carpet flooring, radiator.

BEDROOM THREE

Double glazed window to rear, built in double wardrobe, carpet flooring, radiator.

BATHROOM

Fitted with a three piece suite comprising bath with mains connected shower head attachment, WC and wash hand basin, radiator, extractor fan and vinyl flooring.

BEDROOM ONE

Two double glazed windows to front elevation, built in double wardrobe, carpet flooring, radiator.

ENSUITE

Fitted with a three piece suite comprising shower cubicle with mains connected shower, WC and wash hand basin, shaver charging point, vinyl flooring and radiator.

EXTERNAL

The property is approached to the front via a footpath leading to the front door. The rear garden is fully enclosed and mainly laid to lawn with a patio seating and wood chip area. From here there is a gate leading to an off road parking space at the back and a single garage en-bloc.

AGENTS NOTES

This property is Freehold.

Mains gas fired central heating, mains electricity and drainage connected.

Council tax band: D (Broadland Council)



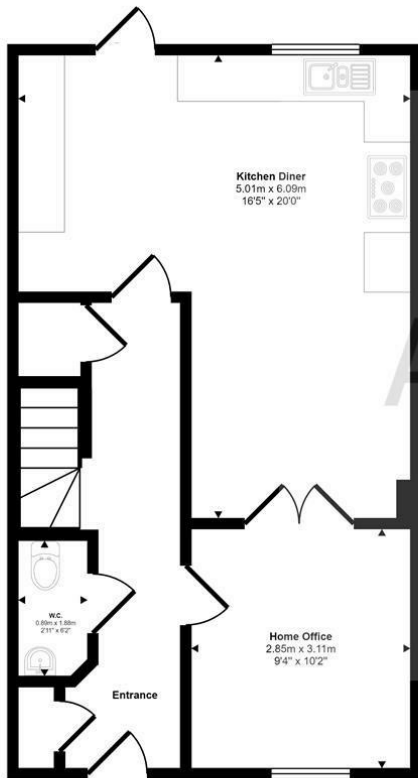
Viewings

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

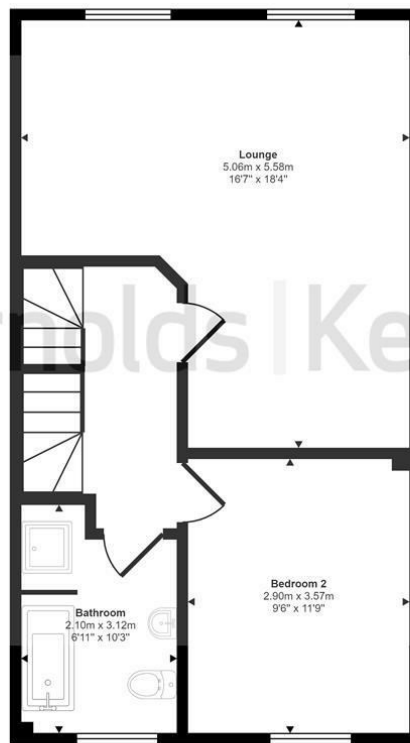
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

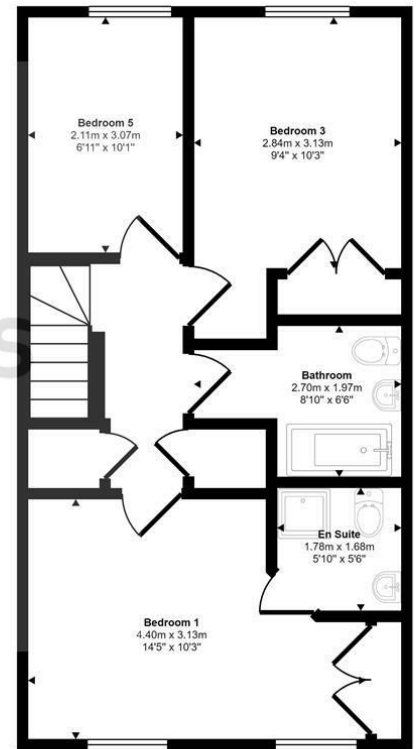
Approx Gross Internal Area
142 sq m / 1529 sq ft



Ground Floor
Approx 47 sq m / 511 sq ft



First Floor
Approx 48 sq m / 515 sq ft



Second Floor
Approx 47 sq m / 503 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 are 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.

