

# Arnolds | Keys



**24.. St. Michaels Avenue, Aylsham, Norwich, NR11 6YA**

Offers In Excess Of £350,000

- LINK DETACHED MODERN HOME
- MAIN BEDROOM WITH ENSUITE
- GROUND FLOOR CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- THREE BEDROOMS
- SOUTH FACING GARDEN
- WELL PRESENTED CONTEMPORARY ACCOMMODATION
- AWARD WINNING POPULAR DEVELOPMENT



# 24.. St. Michaels Avenue, Norwich NR11 6YA

A beautifully presented three bedroom link detached home situated on the award-winning Hopkins Homes development close to the Market Place in Aylsham. Offering modern, bright and spacious accommodation with an enclosed South facing garden, garage and off road parking.



Council Tax Band: D



## **DESCRIPTION**

Ideally located on the award-winning Hopkins Homes development close to the sought-after Market Place in Aylsham, this three bedroom detached home offers stylish contemporary living with multiple aspect rooms offering bright and spacious accommodation. The property boasts an easy maintenance and enclosed South facing garden with off road parking and a garage en-bloc.

Internally the property comprises of a spacious and welcoming entrance hall, ground floor cloak room, kitchen/diner with patio doors to the garden, living room, three bedrooms; one with an ensuite and a family bathroom.

## **HALLWAY**

Timber framed door to front entrance, laminate flooring, radiator and stairs to first floor.

## **CLOAKROOM**

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

## **LIVING ROOM**

A dual aspect room with double glazed window to front and side elevation, gas fireplace with ceramic mantle and hearth over, two radiators and laminate flooring.

## **KITCHEN/DINER**

A dual aspect room with double glazed window to front and side elevation and UPVC French doors to garden. Fitted with a range of wall and base units with stainless steel sink with drainer, fitted electric double oven with four ring gas hob with extractor fan over, space for fridge/freezer, space and plumbing for a washing machine and dishwasher, under stairs storage cupboard, radiator, tiled flooring.

## **FIRST FLOOR LANDING**

Two built in storage cupboards, radiator and carpet flooring.

## **BEDROOM ONE**

Double glazed sash window to front aspect, radiator and carpet flooring. Door to;

## **ENSUITE**

Double glazed window with frosted glass to side aspect. Fitted with a three piece suite comprising double shower cubicle with mains connected shower, WC and wash hand basin, tiled flooring, extractor fan.

## **BEDROOM TWO**

Double glazed sash window to front aspect, built in cupboard, radiator, carpet flooring.

## **BEDROOM THREE**

Double glazed sash window to front aspect, radiator and carpet flooring.

## **BATHROOM**

Double glazed window with frosted glass to side, fitted with a three piece suite comprising bath with shower head attachment, WC and wash hand basin, extractor fan, shaver charging point, tiled flooring.

## **EXTERNAL**

To the front of the property the garden is laid to lawn with a pathway leading down the middle to the front door and is bordered with box hedging. The garden is located to the side of the property and has the benefit of facing a Southerly aspect and is mainly laid to lawn with a patio seating area. A gate leads to the parking space and garage which is en-bloc.

## **AGENTS NOTES**

This property is Freehold, the garage is Leasehold. Mains gas central heating, with mains electricity and drainage connected.

Council tax band: D (Broadland Council)

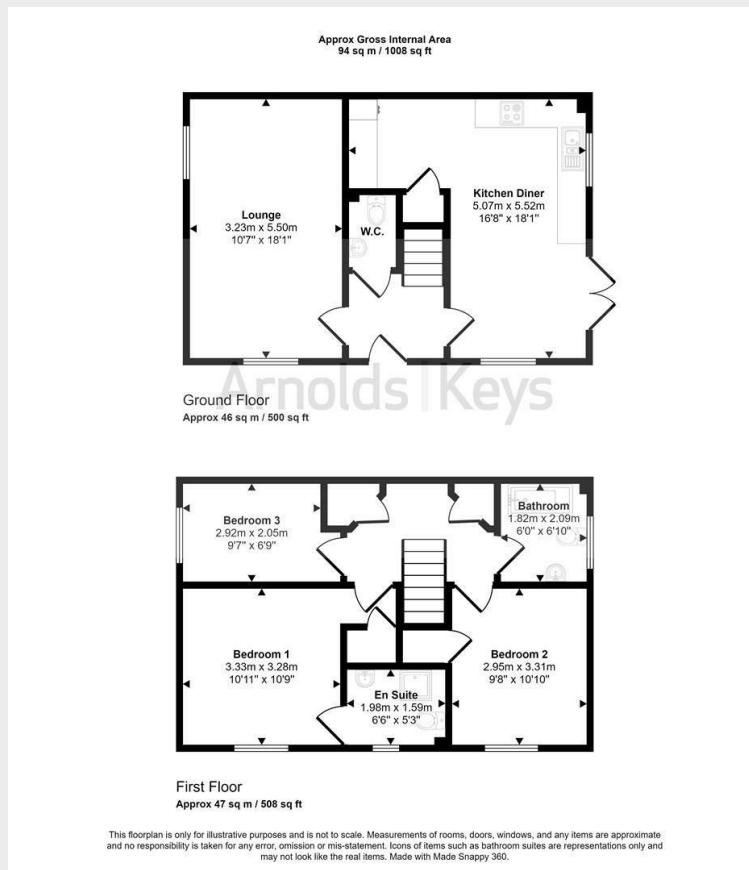


## Viewings

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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

