

Arnolds | Keys



21 Purdy Way, Aylsham, Norwich, NR11 6DH

Guide Price £325,000

- NO OWNARD CHAIN
- FRONT AND REAR GARDEN
- CONSERVATORY
- DETACHED BUNGALOW
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO TOWN

21 Purdy Way, Norwich NR11 6DH

NO ONWARDS CHAIN Tucked away at the end of a cul-de-sac, this two bedroom detached bungalow offers a peaceful and convenient lifestyle, just a short distance from the market place in Aylsham. The property offers off road parking, front and rear gardens and a single garage.



Council Tax Band: C



DESCRIPTION

This two-bedroom detached bungalow is ideally located at the end of a cul-de-sac within walking distance to the market place of Aylsham, offering two double bedrooms, bathroom, living room and an extended kitchen diner/conservatory; perfect for entertaining or hosting the family. The corner position of the property ensures a quiet and peaceful environment, whilst the proximity to the market place adds convenience with easy access to a host of local amenities. This bungalow presents a perfect opportunity for those seeking a cosy, versatile home with modern features in a desirable location. The property also boasts beautifully kept easy maintenance front and rear gardens with a driveway to the side and single garage.

INTERNAL

ENTRANCE HALL

UPVC door to front entrance, carpet flooring, radiator, airing cupboard with shelving units.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Double glazed window to rear, fitted with a bath with electric shower over, WC, wash hand basin, heated towel rail, extractor fan, vinyl flooring.

LIVING ROOM

Double glazed window to front, gas fireplace with ceramic hearth, timber surround and mantel, carpet flooring, radiator.

KITCHEN

Fitted with a range of wall and base units with work surface over, one and a half sink and drainer, space and plumbing for washing machine, space under counter for fridge, space for gas oven with gas hob, radiator, laminate flooring, Open to;

CONSERVATORY

Double glazed windows to rear and side aspects, UPVC double glazed patio door to rear, carpet flooring, radiator.

EXTERNAL

To the front of the property the garden is mainly laid to lawn and bordered with hedging to the front to add a level of privacy. The driveway is partly paved and part shingled and leads to the single garage with up and over door, power and lighting. To the rear the garden is laid to lawn with a lowered brick weave seating area, a range of mature shrubs and hedging, greenhouse, shed and a side door providing access into the garage.

AGENTS NOTES

This property is Freehold.

Mains gas central heating.

Mains drainage, electricity and water connected.

Council tax band: C



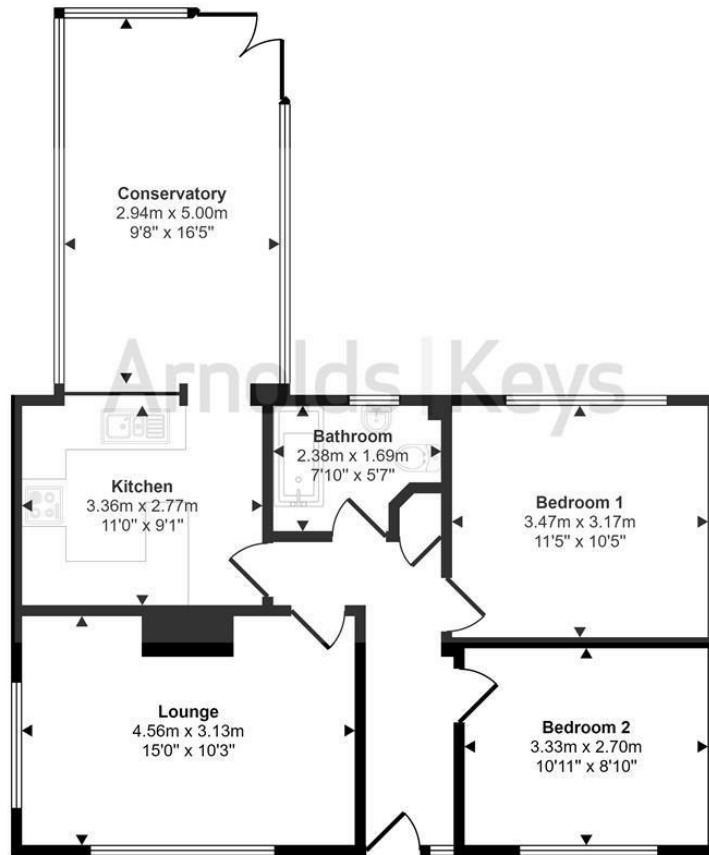
Viewings

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			83
(81-91) B			
(69-80) C		69	
(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
72 sq m / 774 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 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.

