

# Arnolds | Keys



43 St Michaels Avenue, Aylsham, Norfolk, NR11 6YA

Offers Over £340,000

- AWARD WINNING HOPKINS HOMES DEVELOPMENT
- MODERN TOWN HOUSE
- INTEGRATED GARAGE
- FIELD VIEWS
- THREE BEDROOMS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- CLOSE TO AYLSHAM MARKET PLACE

# 43 St Michaels Avenue, Aylsham NR11 6YA

A well presented three storey townhouse located within the sought after Hopkins Homes development close to the market place in Aylsham. The property offers three bedrooms, two bathrooms and two reception rooms with an enclosed rear garden, off road parking and integral garage.



Council Tax Band: D



## DESCRIPTION

Situated within the award winning Hopkins Homes development, this three bedroom family home offers well presented, bright and versatile accommodation over three stories with two reception rooms, three bedrooms; one with ensuite, ground floor cloak room, integral garage, kitchen/diner and family bathroom. The property further benefits from off road parking to the front and an enclosed rear garden with views to the fields behind, viewing is most strongly recommended.

## INTERNAL ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed door to front entrance, carpet flooring.

### CLOAKROOM

WC and wash hand basin, radiator, extractor fan, carpet flooring.

### UTILITY ROOM

Timber framed double glazed door to rear garden, fitted with base units with a work surface over housing stainless steel sink and drainer, space and plumbing for a washing machine, radiator, tiled flooring.

### RECEPTION ROOM

Double glazed window to rear, radiator, carpet.

### FIRST FLOOR LANDING

Carpet flooring, radiator, door to;

### LIVING ROOM

Two double glazed sash style windows to the front, gas fireplace with ceramic hearth and timber mantle over, carpet flooring, two radiators, double doors to kitchen/breakfast room and single door onto landing.

### KITCHEN DINER

Two double glazed windows to rear aspect, enjoying field views. Fitted with a range of wall and base units with work surface over housing one and a half stainless steel sink with drainer, fitted double electric oven with four ring gas hob and extractor fan over, tiled flooring, space and plumbing for a dishwasher, space for free standing fridge/freezer, two radiators.

## SECOND FLOOR LANDING

Carpet flooring, airing cupboard with shelving units.

### BEDROOM ONE

Two double glazed sash style windows to front, double built in wardrobe and a built in storage cupboard, carpet flooring, radiator, door to;

### ENSUITE

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

### FAMILY BATHROOM

Fitted with a three piece suite comprising bath with mixer tap and mains connected shower head attachment, wash hand basin, WC, extractor fan, shaver charging point, radiator, carpet flooring.

### BEDROOM TWO

Double glazed window to rear aspect, carpet flooring, radiator, loft access.

### BEDROOM THREE

Double glazed window to the rear, carpet flooring, radiator.

## EXTERNAL

To the front of the property there is a driveway providing one off road parking space and a paved pathway leading to the front door and the single garage. To the rear there is an attractive enclosed garden which is mainly laid to lawn with a patio seating area enjoying field views towards the rear.

## AGENTS NOTES

This property is Freehold.

Council tax band: D

Mains drainage, water and electricity connected.

Mains gas fired central heating.



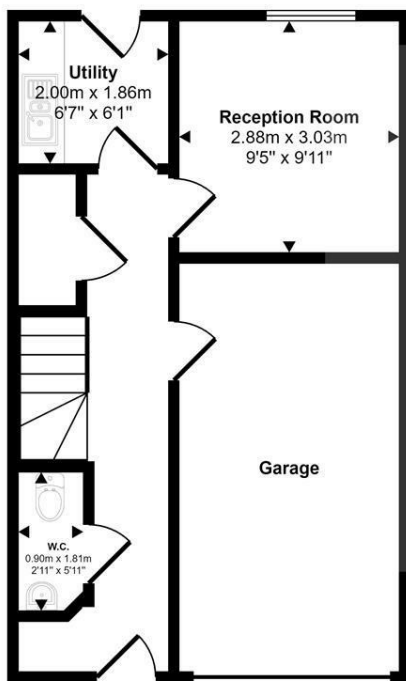
## Viewings

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

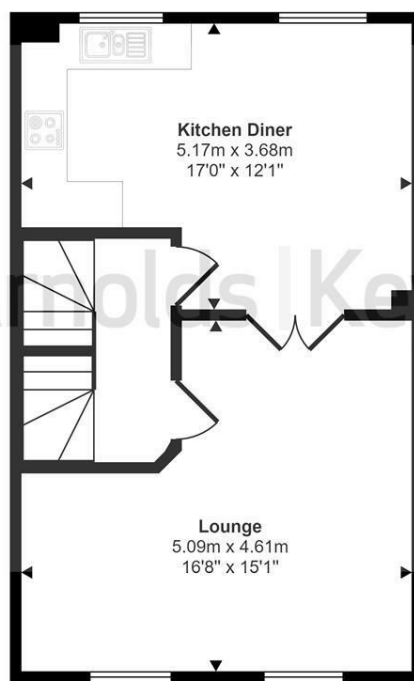
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(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	

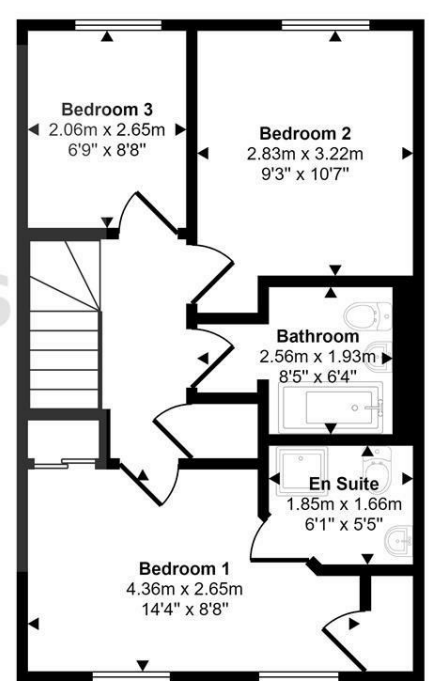
Approx Gross Internal Area  
129 sq m / 1390 sq ft



Ground Floor  
Approx 43 sq m / 461 sq ft



First Floor  
Approx 43 sq m / 468 sq ft



Second Floor  
Approx 43 sq m / 462 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 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.

