

Arnolds | Keys



30 Holman Close, Aylsham, Aylsham, NR11 6DD

Guide Price £350,000

- DETACHED FAMILY HOME
- CLOSE TO AYLSHAM MARKET PLACE
- WELL PRESENTED BRIGHT ACCOMMODATION
- ENCLOSED REAR GARDEN
- THREE BEDROOMS
- OFF ROAD PARKING AND GARAGE
- TWO RECEPTION ROOMS
- KITCHEN DINER

30 Holman Close, Aylsham NR11 6DD

A well presented three bedroom detached family home located on a quiet cul-de-sac just a short walk from the market place in Aylsham. The property boasts front and rear gardens, off road parking and a garage with bright and spacious accommodation throughout.



Council Tax Band:



DESCRIPTION

Ideally located just a short walk from the highly sought after market place in Aylsham enjoying a quiet cul de sac position, this three bedroom detached home offers the perfect family home. The property benefits from spacious and bright accommodation throughout with a delightful enclosed rear garden and off road parking with single garage.

Internally, the property consists of a large entrance porch leading to a substantially sized hallway with two under stairs storage cupboards and plenty of space to hang coats. The entrance hall leads to the living room, a bright room with a large window overlooking the front garden and brick built fire place. The kitchen/breakfast room is a sociable space which features patio doors into the rear garden and access to the conservatory and ground floor shower room. To the first floor the landing leads to three double bedrooms, with the main bedroom measuring an impressive 17ft in length, and a family bathroom.

INTERNAL ACCOMMODATION

FRONT ENTRANCE PORCH

UPVC door to front entrance with obscured glass panelling. Timber framed door to entrance hall.

ENTRANCE HALL

Single glazed window to conservatory, stairs to first floor with two built in storage cupboards underneath. Carpet flooring.

LIVING ROOM

Double glazed window to front aspect. Fireplace with brick surround and timber mantel over, currently housing electric wood burner. Carpet flooring.

KITCHEN/BREAKFAST ROOM

Double glazed window and UPVC double glazed door to rear garden aspect. Fitted with a range of wall and base units with worktop over housing stainless steel sink and drainer. Space and plumbing for a dishwasher and machine, space for an under counter fridge. Space for an electric oven with hob over and extractor fan. Gas heater. UPVC double glazed door to conservatory.

CONSERVATORY

Double glazed windows to side and rear aspect with UPVC door leading into the side garden. Carpet flooring. Door to;

SHOWER ROOM

Double glazed window to rear. Fitted with a three piece suite comprising shower cubicle fitted with an electric shower, W/C and wash hand basin.

FIRST FLOOR

LANDING

Carpet flooring, single glazed window to side aspect, built in storage cupboard.

BEDROOM ONE

Double glazed window to front aspect, three built in double wardrobes, gas fired heater.

BEDROOM THREE

Double glazed window to rear, carpet and gas fired heater.

BEDROOM TWO

Double glazed window to rear, carpet and gas fired heater.

BATHROOM

Double glazed window with obscured glass to rear, Fitted with a three piece suite comprising bath with electric 'Triton' shower over, wash hand basin and WC.

EXTERNAL

To the front, the property is approached via the driveway with access to the single garage. The front garden to the side of the driveway is mainly laid to shingle with a raised terrace flower bed and mature shrubs with a hedge to the front. The rear garden is enclosed and accessed via a gate to the side of the property. The garden is mainly laid to lawn with a patio seating area and a range of mature shrubs and flowers.

AGENTS NOTES

The property is Freehold.
Mains drainage and electricity connected.



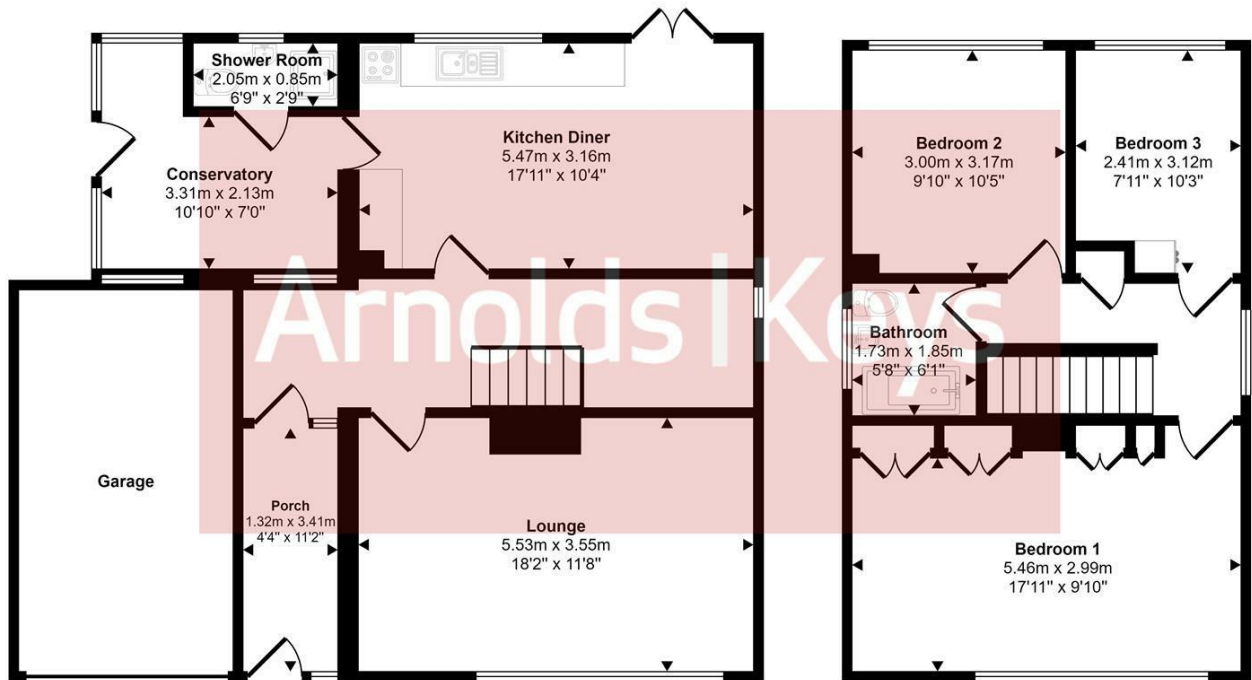
Viewings

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			66
(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
135 sq m / 1449 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.