

Arnolds | Keys



60 St. Michaels Avenue, Aylsham, NR11 6YA

Guide Price £495,000

- FIVE BEDROOM TOWN HOUSE
- TWO GARAGES
- TWO BEDROOMS WITH ENSUITES
- CLOSE TO TOWN CENTRE
- OPEN PLAN KITCHEN/DINING ROOM
- AWARD WINNING DEVELOPMENT
- ENCLOSED REAR GARDEN
- BEAUTIFULLY PRESENTED

60 St. Michaels Avenue, Aylsham NR11 6YA

A beautifully presented modern town house offering substantial accommodation within the sought after award winning Hopkins Homes development, close to the market place in Aylsham. The property boasts contemporary, bright and versatile living spaces with five bedrooms, four bathrooms and three receptions rooms, further benefitting from two garages and an enclosed rear garden.



Council Tax Band: E



DESCRIPTION

A stunning five bedroom townhouse situated within the popular, award winning Hopkins Homes development. This property offers substantial accommodation and spacious rooms spread over three storeys, ideal for a growing family or those looking for a modern lifestyle close to the market place in Aylsham. The home features five bedrooms, two with an ensuite, three reception rooms, ground floor cloak room, two bathrooms and a fantastic kitchen/dining room; the perfect space for entertaining with door leading out to the garden.

The rear garden is well maintained and the property benefits from two garages; one integral, and an off road parking space.

ACCOMMODATION

ENTRANCE HALL

Timber framed door with decorative glass panels to front entrance, stairs to first floor with built in storage underneath, carpet, radiator.

SNUG

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

CLOAK ROOM

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

KITCHEN/DINER/FAMILY ROOM

The kitchen/diner area features a double glazed window to rear aspect with a door to garden. Fitted with a range of wall and base units with solid oak cupboard doors, worksurface over housing one and a half stainless steel sink and drainer, space and plumbing for a washing machine, dishwasher and tumble dryer, Rangemaster electric double oven with 6 ring gas hob and cooker hood over, tiled flooring, radiator, space for a free standing fridge/freezer. Door to integral garage with electric sectional door, power and lighting supplied.

The living area features a double glazed sash window to front aspect, tiled flooring continued, radiator.

FIRST FLOOR LANDING

Carpet flooring, radiator.

PRINCIPAL BEDROOM

A dual aspect room with double glazed window to front and two to the rear aspect, two built in wardrobes, two radiators, carpet flooring, door to ensuite.

ENSUITE

A three piece suite comprising shower cubicle with mains connected shower, WC, wash hand pedestal basin, Velux double glazed window, wood effect vinyl flooring, radiator, extractor fan, shaver charging point.

BATHROOM

Double glazed window with obscured glass to rear, fitted with a three piece suite comprising bath with mixer taps and mains shower attachment, WC and wash hand pedestal basin, radiator, wood effect vinyl flooring, tiled walls, extractor fan, shaver charging point.

BEDROOM THREE

Double glazed window to rear, carpet, radiator.

LIVING ROOM

Two double glazed sash windows to front aspect, gas fireplace with ceramic hearth, carpet flooring, two radiators.

SECOND FLOOR LANDING

Carpet flooring, airing cupboard and built in storage cupboard.

BEDROOM TWO

Two double glazed windows to front, carpet flooring, radiator, built in wardrobe. Door to ensuite:

ENSUITE

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

BATHROOM

Fitted with a three piece suite comprising bath, wash hand pedestal basin, WC, radiator, extractor fan, vinyl flooring.

BEDROOM FOUR

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

BEDROOM FIVE

Double glazed window to rear, carpet flooring, radiator.

EXTERNAL

To the front the property is accessed via a footpath with a small area of garden either side. To the side there is access to the rear garden and the integrated single garage with electric sectional garage door, power and lighting. To the rear the garden is laid to lawn with raised flower borders and a path leading to the rear gate. From here there is access to the second single garage, which is Leasehold and does not have power or lighting, and has a parking space to the front.

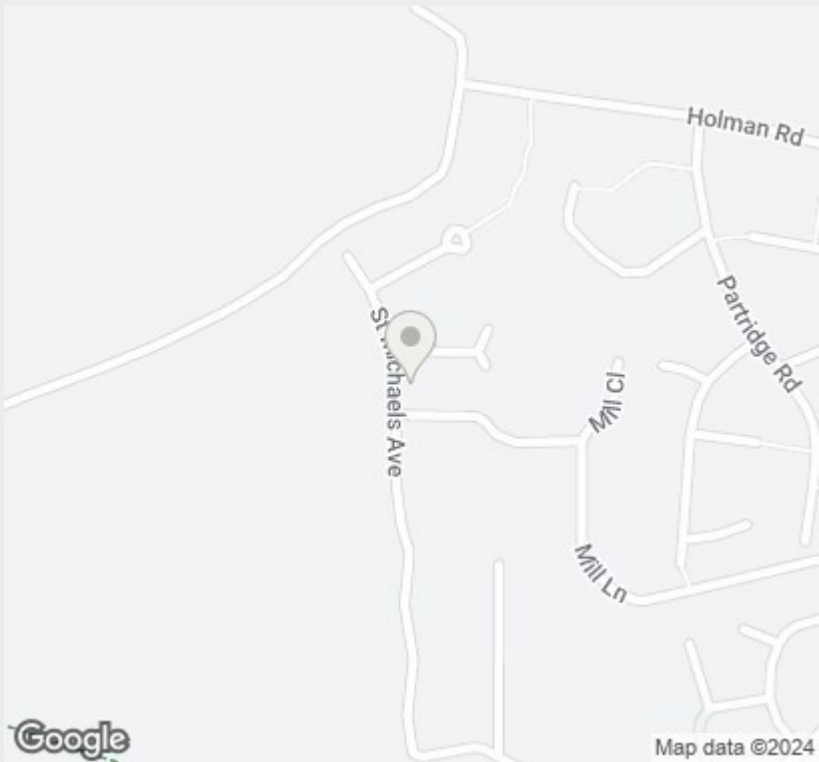
AGENTS NOTES

This property is Freehold, the second separate garage is Leasehold, there is a £25 ground rent charge for this, the service charge is variable but approximately £70 PA.

Council tax band: E

Mains drainage, water and electricity connected.

Mains gas central heating.



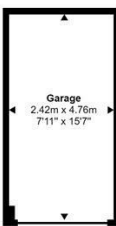
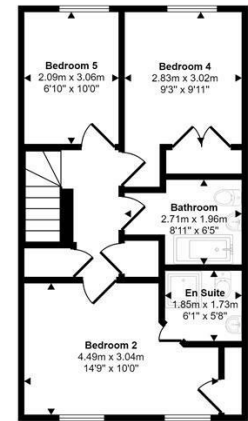
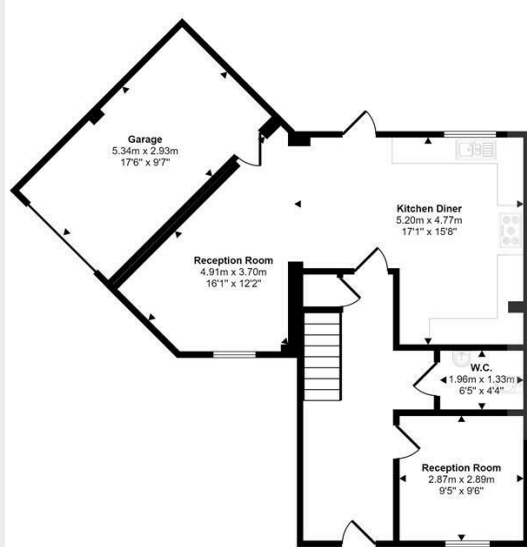
Viewings

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			83
(81-91) B		76	
(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
222 sq m / 2392 sq ft



Ground Floor
Approx 78 sq m / 845 sq ft

First Floor
Approx 85 sq m / 914 sq ft

Second Floor
Approx 47 sq m / 509 sq ft

Garage
Approx 12 sq m / 124 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.

