

Arnolds | Keys



10 The Maltings, Millgate, Aylsham, NR11 6GX

Guide Price £450,000

- NO ONWARD CHAIN
- TWO OFF ROAD PARKING SPACES
- WEST FACING REAR GARDEN
- WALKING DISTANCE TO MARKET TOWN
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- CHARACTERFUL ACCOMMODATION

10 The Maltings, Millgate, Aylsham NR11 6GX

Forming part of an exclusive development of a converted Maltings building within the sought after market town of Aylsham, this charming and unique home offers characterful accommodation with beautiful front and rear cottage gardens and two off road parking spaces.



Council Tax Band: D



DESCRIPTION

Tucked away within a quiet, unique development close to the market town of Aylsham, this charming cottage forms part of the historic Maltings building. The home offers characterful and well presented accommodation to include a bright entrance hall with cloakroom, kitchen, a dual aspect lounge diner, conservatory, three bedrooms and a family bathroom.

The cottage boasts two allocated off road parking spaces to the front with an attractive front garden, entered through a stunning archway of roses. The private rear garden is West facing and features a range of mature shrubs and flowers with plenty of spots to enjoy the sun throughout the day.

ENTRANCE HALL

Timber framed door to front, carpet flooring, radiator, stairs to first floor.

KITCHEN

Timber framed window to front aspect, comprising of wall and base units with laminate wood effect surface ocer, inset one and a half sink and drainer, five ring gas hob, space and plumbing for a washing machine and dishwasher, integrated electric oven, tiled flooring, radiator.

CLOAKROOM

Timber framed window with obscured glass to rear aspect, built in under stairs storage cupboard, WC, wash hand basin, vinyl flooring, radiator.

LOUNGE DINER

Dual aspect with timber framed windows to side and rear aspect, timber framed door to side entrance and timber framed door to conservatory, wood burning stove, carpet flooring, two radiators, brick fireplace with tiled hearth.

CONSERVATORY

UPVC double glazed windows to sides and rear aspects with door to rear garden, carpet flooring.

LANDING

Carpet flooring, airing cupboard, bespoke fitted shelving units.

BEDROOM ONE

Two timber framed windows to rear garden, carpet flooring, two radiators.

BATHROOM

Timber framed window with obscured glass to side aspect, fitted with a four piece suite comprising bath, shower cubicle with electric power shower, WC, pedestal wash hand basin, radiator with heated rail over, vinyl flooring, shaver charging point.

BEDROOM TWO

Timber framed window to front aspect, carpet flooring, radiator.

BEDROOM THREE

Timber framed window to front aspect, carpet flooring, built in storage cupboard, radiator.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Gas central heating.

Council tax band: D (Broadland)



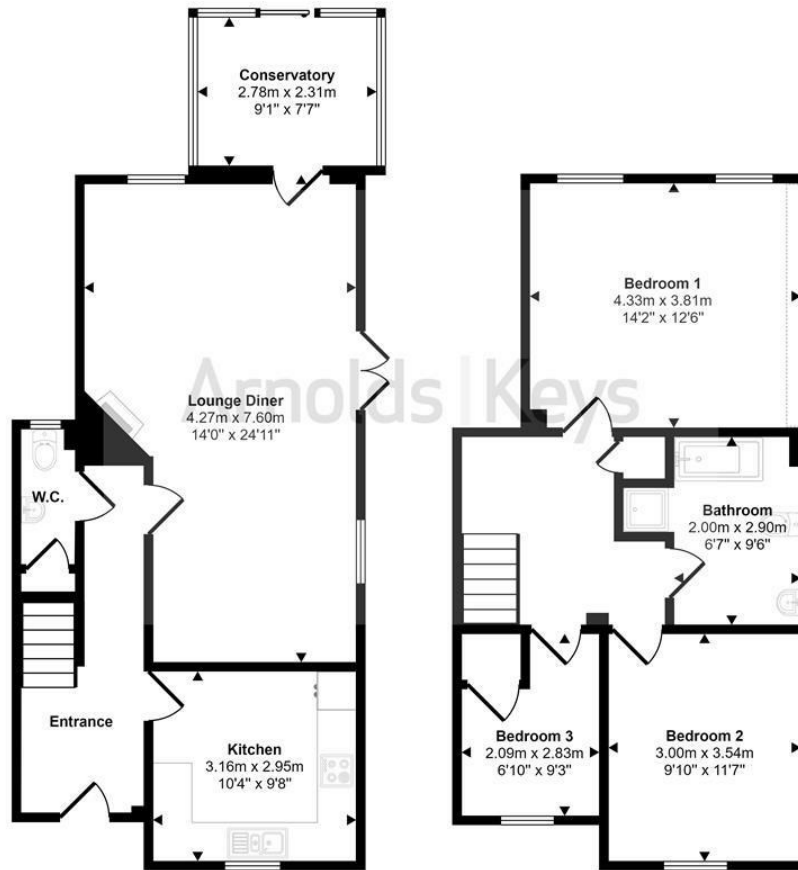
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		32	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
107 sq m / 1155 sq ft



Ground Floor
Approx 57 sq m / 613 sq ft

First Floor
Approx 50 sq m / 542 sq ft

Denotes head height below 1.5m

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.

