

# Arnolds | Keys



**11 Repton Close, Aylsham, NR11 6JE**

**Guide Price £270,000**

- NO ONWARD CHAIN
- LARGE LOUNGE/DINER
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING
- TWO BATHROOMS
- QUIET CUL DE SAC

# 11 Repton Close, Aylsham NR11 6JE

This semi detached chalet offers flexible living arrangements, featuring a large main bedroom with an en suite on the first floor. The layout includes a contemporary kitchen, a combined lounge and dining space, and two bedrooms on the ground floor along with a family bathroom. One of the ground floor bedrooms can also serve as a dedicated dining room or office work space.



Council Tax Band: B



## **Description**

This semi detached chalet provides versatile living space, highlighted by a spacious first floor main bedroom with an en suite. The accommodation includes a modern kitchen, a lounge/diner, and two ground floor bedrooms, along with a family bathroom. Alternatively, one of the ground floor bedrooms can be utilised as a separate dining room or an office. It is located within easy reach to a host of amenities – supermarket, doctors, pharmacy and independent shops

## **Kitchen**

Side UPVC entrance door with obscured glass. A range of wall and base units with work top over, inset sink, radiator, tiled floor, space for oven, extractor hood, space for washing machine and fridge, two UPVC double glazed windows to side and front aspect.

## **Lounge Diner**

Fitted carpet, radiator, UPVC double glazed window to front aspect, and fire surround with timber mantel.

## **Bathroom**

Suite comprising bath with electric shower over, UPVC double glazed window with obscured glass to side aspect, wash basin with vanity unit under, towel heater, WC, and tiled floor.

## **Bedroom 2**

Fitted carpet, radiator, and UPVC double glazed window to rear garden aspect.

## **Bedroom 3**

Fitted carpet, radiator, and patio doors leading to the rear garden.

## **Inner Hall**

Doors leading to the lounge, bedroom two, bedroom three, bathroom, and main bedroom with stairs to the first floor. UPVC double glazed window to side aspect.

## **Main Bedroom**

A spacious room with two radiators, two Velux opening windows, fitted carpet. a built in wardrobe, eaves storage, and en suite bathroom.

## **En Suite**

Bath with shower over, wash basin, double glazed obscured window to side aspect, and WC.

## **External**

To the front of the property, there is a lawned area and concrete drive with double wooden gates leading to the rear, the rear garden is mainly laid to lawn, enclosed by close boarded fence panels, a shed and patio area.

## **Agents Note**

Freehold

Council Tax - Broadland - Band B

Mains drainage, water, electricity and gas are connected

Boiler renewed in 2023

Intruder alarm

Smoke detectors


CO detectors

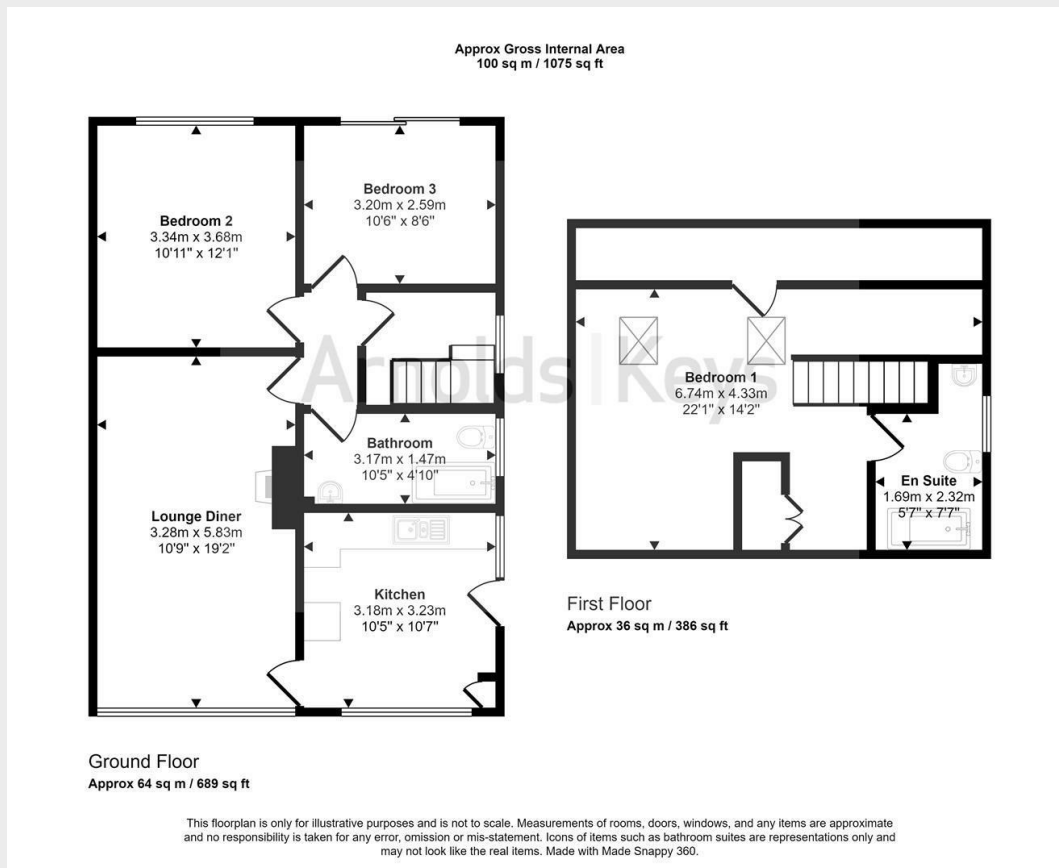


## Viewings

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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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.

