

Arnolds | Keys



38 Breeze Avenue, Aylsham, NR11 6WF

£270,000

- NO ONWARDS CHAIN
- SEMI DETACHED HOME
- DOWNSTAIRS W/C
- PATIO SEATING AREA
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN

38 Breeze Avenue, Aylsham NR11 6WF

This beautifully presented two-bedroom semi-detached home is move-in ready! Tucked away in the popular Norfolk Homes development, it is within walking distance of the Market Place in Aylsham and benefits from no onward chain. The property features a low-maintenance back garden with a variety of plants and shrubs, along with a patio seating area. The accommodation briefly comprises an open-plan living room leading into the kitchen/breakfast room, a downstairs W/C, a bathroom, two bedrooms, and an en-suite W/C.



Council Tax Band: B



Description

This beautifully presented two bedroom semi detached home is located in the popular Norfolk Homes development, just a short walk from Aylsham Market Place. The low maintenance back garden features a variety of plants, shrubs, and a patio seating area. The accommodation includes an open-plan living room and kitchen/breakfast room, a downstairs W/C, a bathroom, two bedrooms, and an en-suite W/C. The property is offered with no onward chain.

Lounge

Carpeted, double glazed window to front aspect, radiator, gas fire with marble effect hearth, and wooden mantle over.

Kitchen/Diner

Double glazed French doors leading to garden, double-glazed windows with garden aspect, 4 ring gas hob and extractor hood, electric oven, fridge, freezer, dishwasher, space for a washing machine, floor and wall mounted units.

W/C

Double glazed obscured window, WC, radiator, enamel hand wash basin.

Stairs to first floor landing

Carpeted

Bathroom

Laminate flooring, panelled bath, double glazed obscured window, enamel pedestal hand wash basin, radiator, mirror, extractor fan, and shaver socket.

Main Bedroom

Carpeted, built in wardrobes, radiator, double-glazed window, en suite.

En Suite

Standing shower unit, laminate flooring, double glazed obscured window, enamel pedestal hand wash basin, radiator, mirror, extractor fan, and shaver socket.

Bedroom 2

Carpeted, built in wardrobes, radiator, double-glazed window, en suite.

Garage

Up and over door.

External

The garden has a patioed area, as well as a lawn, mature shrubs, and flower beds. Adjacent to the front of the house, there is a single garage and driveway.

Agents notes

Freehold

Council Tax - Broadland - Band B

Mains electricity and water connected.

Mains Drainage.

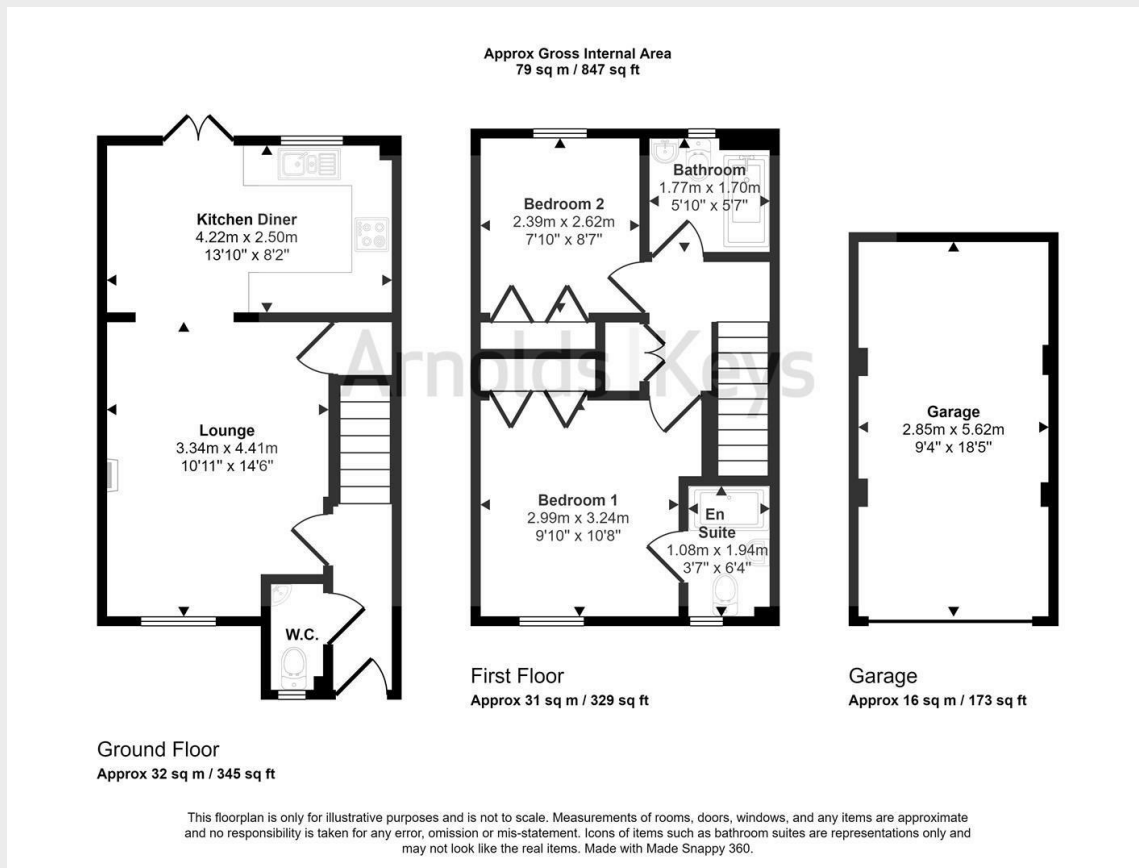


Viewings

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			88
(81-91) B			
(69-80) C		71	
(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	



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.

