

# Arnolds | Keys



25 Ray Bond Way, Aylsham, Norwich, NR11 6UT

Guide Price £400,000

- NO ONWARD CHAIN
- CLOSE TO AYLSHAM MARKET PLACE
- EN SUITE TO MAIN BEDROOM
- DETACHED FAMILY HOME
- POPULAR NORFOLK HOMES DEVELOPMENT
- FOUR BEDROOMS
- DOWNSTAIRS W/C
- SEPARATE UTILITY ROOM

# 25 Ray Bond Way, Aylsham NR11 6UT

**\*NO ONWARDS CHAIN\*** Situated in an enviable position tucked away within a quiet cul-de-sac, this substantial four bedroom home offers bright and well presented accommodation with four bedrooms; one with en suite, three reception rooms, a delightful South facing rear garden, off road parking and garage.



Council Tax Band: D



## **DESCRIPTION**

This spacious detached family home occupies a fantastic position within the popular Norfolk Homes Development, tucked away at the end of a quiet cul-de-sac with a degree of privacy to the front and delightful South facing rear garden. Internally the home offers well proportioned and substantial rooms, with a large welcoming entrance hall leading you to the living room, dining area, kitchen/breakfast room, side porch/utility area and ground floor cloakroom. To the first floor there are four bedrooms; one with ensuite and a family bathroom.

Externally the property boasts off road parking to the front with attractive front and rear gardens, the rear garden is South facing and ideally low maintenance.

## **ENTRANCE HALL**

Timber framed door to front entrance with obscured glass panelling, stairs to first floor with built in storage cupboard underneath, radiator, carpet.

## **LIVING ROOM**

Double glazed window to front, gas fire place with ceramic surround and timber mantle over, carpet, radiator. Archway open to:

## **DINING AREA**

Double glazed sliding patio doors to rear garden, radiator, carpet.

## **KITCHEN**

Double glazed window to rear aspect, fitted with a range of wall and base units with worksurface over, inset one and a half sink and drainer, four ring gas hob with cooker hood over, fitted electric double oven, space for an under counter fridge, tiled flooring, open to:

## **BREAKFAST ROOM**

Double glazed window to rear aspect, tiled flooring, radiator, door to:

## **SIDE PORCH/UTILITY ROOM**

Double glazed windows to front, rear and side aspect, UPVC door to front and rear, base unit with stainless steel sink and drainer, space and plumbing for washing machine, tiled flooring.

## **CLOAKROOM**

Double glazed window with obscured glass to side aspect, wash hand basin, radiator, tiled flooring.

## **FIRST FLOOR LANDING**

Airing cupboard with shelving units, radiator, carpet flooring.

## **BEDROOM ONE**

Double glazed window to front aspect, double mirrored built in wardrobe, radiator, carpet.

## **ENSUITE**

Double glazed window with obscured glass to side aspect, shower cubicle with 'Aquastream' shower, WC, vanity unit with inset wash hand basin, tiled flooring, radiator, extractor fan, shaver charging point.

## **BEDROOM THREE**

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

## **BATHROOM**

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mains connected shower head over, WC, vanity unit with inset wash hand basin, shaver charging point, extractor fan, radiator.

## **BEDROOM FOUR**

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

## **BEDROOM TWO**

Double glazed window to front aspect, double mirrored built in wardrobe, carpet, radiator.

## **EXTERNAL**

To the front the property is approached via a concrete driveway, the front garden is laid to shingle with a range of mature shrubs.

To the rear the garden is South facing and paved with a raised area allowing for plenty of seating areas, and also boasts a range of mature shrubs and flowers.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: D (Broadland Council)



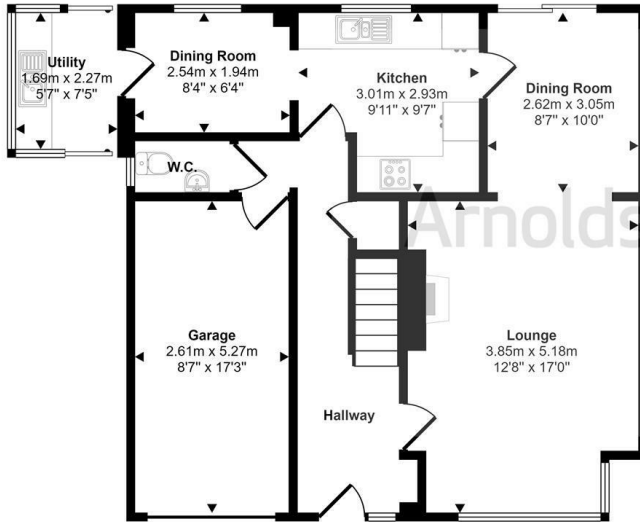
## Viewings

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

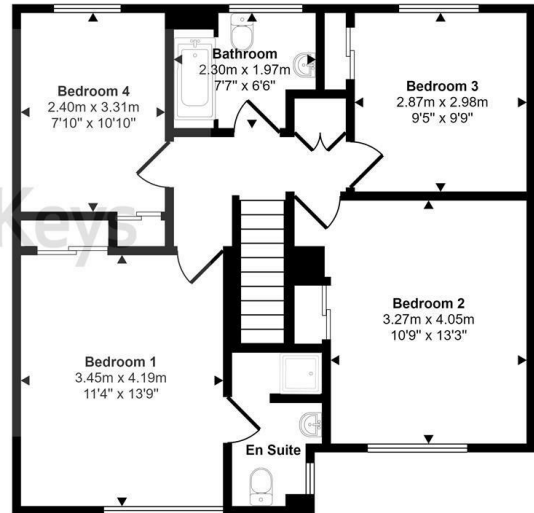
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</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	

Approx Gross Internal Area  
139 sq m / 1498 sq ft



Ground Floor  
Approx 74 sq m / 796 sq ft



First Floor  
Approx 65 sq m / 702 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.

