

Arnolds | Keys



Roseland, 22 Aylsham Road, Tuttington, NR11 6TE

Guide Price £425,000

- Detached Bungalow
- Ample Parking
- Gardens to Front, Side & Rear
- Oil Fired Central Heating
- Three Bedrooms
- Rural location
- Sought After Village Location
- Double Glazing Throughout

22 Aylsham Road, Tuttington NR11 6TE

This delightful three bedroom detached bungalow is presented in excellent condition and offers picturesque field views to the front. It features a sizable driveway with plenty of parking space, a spacious lounge/diner, a kitchen, and a Jack & Jill shower room. Located in the charming village of Tuttington, the property is approximately 3 miles from the market town of Aylsham, where you'll find a wide range of amenities, including shops, dining options, and pubs, as well as convenient links to Norwich City Centre and the scenic North Norfolk Coast.



Council Tax Band: D



Description

This superb three bedroom detached bungalow is beautifully maintained and enjoys charming field views to the front. The property boasts a spacious driveway with ample parking for multiple vehicles, a generous lounge/diner, a separate kitchen, and a Jack & Jill shower room. Situated in the heart of the sought after village of Tuttington, it lies just 2.7 miles from the market town of Aylsham, which offers a variety of amenities including shops, restaurants, and pubs, along with excellent transport links to Norwich City Centre and the North Norfolk Coast.

Location

Tuttington is a charming rural village nestled in the heart of the Norfolk countryside, offering scenic walks and picturesque views at every turn. The nearby town of Aylsham, less than 3 miles away, provides a full range of shops, amenities, and schooling. Tuttington's location is highly convenient, situated within 12 miles of the beautiful North Norfolk coast and under 13 miles from the vibrant centre of Norwich.

Entrance Hall

uPVC double glazed door with leaded stained glass to front garden, carpeted, two radiators, electric fuse box, entrances to kitchen, living room bedrooms and bathroom.

Lounge

Dual aspect to front and side with uPVC double glazed windows, an electric fire stands with marble fireplace surround and hearth, two radiators.

Dining Room

Triple aspect to side and rear garden with uPVC double glazed windows, two radiators and carpeted throughout.

Kitchen

uPVC double glazed door and window with leaded stained glass to rear garden, laminate wood flooring, a range of wall and base units with countertop over, one and a half bowl sink with drainer, space and plumbing for washing machine, fridge, and oven, radiator, kitchen island breakfast bar with unit underneath.

Boiler Room

Vinyl tiled flooring, oil fired boiler.

Bedroom Three

uPVC double glazed window to front aspect, carpeted, radiator.

Bedroom Two

uPVC double glazed window to front aspect, carpeted, radiator. Built in wardrobes.

Main Bedroom

uPVC double glazed window to rear garden aspect, radiator, carpeted, Jack & Jill en suite.

Shower Room

uPVC double glazed windows with obscure glass, vinyl flooring, free standing shower with shower connected to mains water, WC, pedestal hand wash basin. Towel heater.

External

To the front is a fenced in garden mostly laid to lawn, with flowerbeds and slate flower beds, there is a concealed sewage treatment plant under a slate flower bed. The roof trim and corners, fascia and guttering are all uPVC. There is a large brick weave driveway for several cars and a garage, to the side is a lawned area, with flower beds containing mature shrubs, and a brick weave walk walkway leading to the rear garden, to the rear is a patioed area, with summer house, and a lawned area with slated flowerbeds, to the side of the house is the oil tank, water butts, shed and refuse area.

Garage

Detached, up and over door with power and light

Agents Notes

Freehold

Drainage: Klargester

Oil Fired Central Heating

Electricity connected

Council Tax: Broadland district council Band D

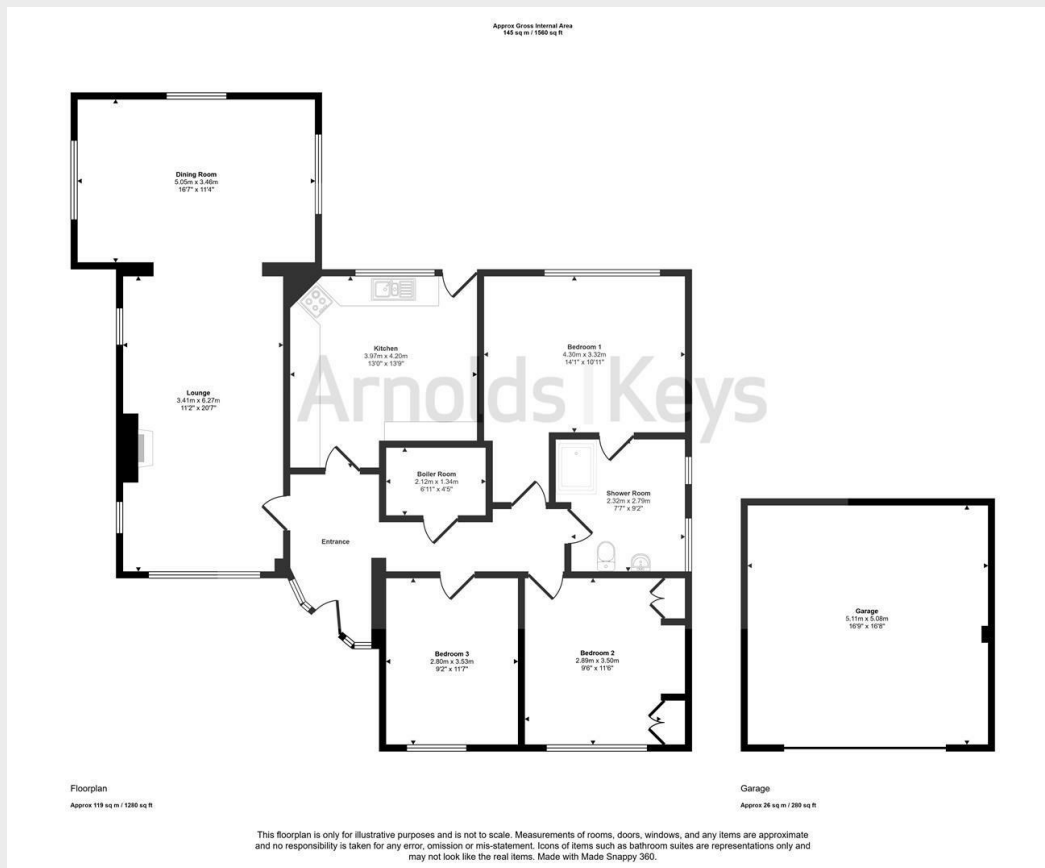


Viewings

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			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(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 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

