



5 Gale Gardens, Aylsham, NR11 6LN

Guide Price £370,000

- THREE BEDROOMS, TWO EN SUITES & FAMILY BATHROOM
- OPEN PLAN KITCHEN/DINER/LOUNGE
- UNDERFLOOR HEATING
- CLOSE TO LOCAL AMENITIES
- CONTEMPORARY DESIGN THROUGHOUT
- TWO OFF ROAD PARKING SPACES

5 Gale Gardens, Aylsham NR11 6LN

A stylish three bedroom semi detached property in Aylsham, featuring a contemporary layout, underfloor heating, two en suite bedrooms, a private garden and off road parking for two cars. Ideally positioned close to the local amenities of Aylsham Market Place.



Council Tax Band: D



DESCRIPTION

A modern three storey semi detached home in Aylsham, boasting three bedrooms; two with ensuite, a contemporary design throughout, underfloor heating, a private garden, and off-road parking for two vehicles. Conveniently located near to the local amenities of Aylsham Market Place, it offers the perfect balance of style, comfort, and practicality.

LOCATION

The historic market town of Aylsham, located 9 miles north of Norwich along the River Bure, embodies the charm of a classic Norfolk town. The National Trust marketplace has been a hub for farmers' markets since the 1500s. Aylsham boasts remarkable architecture spanning centuries, including a magnificent church rich in Norfolk's history. Nearby, the renowned Blickling Hall, once home to the Boleyn family, attracts visitors year-round. The Bure Valley Railway adds to the town's appeal, offering scenic steam train journeys to Wroxham or Coltishall.

ENTRANCE HALL

Composite door with double glazed obscured panelled glass. Stairs leading to first floor, entrance to kitchen and downstairs WC, wooden flooring, underfloor heating, thermostat.

DOWNSTAIRS CLOAKROOM

Hand wash basin with vanity unit under, WC.

KITCHEN DINER/LIVING ROOM

The Kitchen area is dual aspect with uPVC double glazed window to front and side aspect, a range of wall and base units with counter over, inset one bowl sink with drainer, water softener, 4 ring electric hob with extractor over, built in fridge freezer, dishwasher, washing machine, wooden flooring, underfloor heating, thermostat, boiler cupboard housing combi boiler, cupboard with water tank.

The Living area has uPVC double glazed French doors that lead to the garden, wooden flooring.

STAIRS TO FIRST FLOOR LANDING

uPVC double glazed window to front aspect, carpeted, radiator and entrances to bedrooms and family bathroom. There is also a built in reading nook/shelving space.

MAIN BEDROOM

uPVC double glazed windows to garden aspect, radiator, carpeted, door to ensuite.

ENSUITE

Laminate tile flooring, pedestal hand wash basin, shower cubicle with mains connected shower, WC towel heater, LED mirror with a shaver charging point.

FAMILY BATHROOM

Wooden flooring, a four piece suite consisting of pedestal wash hand basin, WC, panelled bath, shower cubicle with mains connected shower, heated towel rail, LED mirror with a shaver charging point.

BEDROOM THREE

Dual aspect uPVC double glazed window to front and side, carpeted, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpeted, airing cupboard, entrance to bedroom two.

BEDROOM TWO

Velux skylight with double glazed window and blackout blind, carpeted, radiator, access to eaves, built in wardrobe, door to ensuite.

ENSUITE

Velux skylight with double glazed window and blackout blind, fitted with a three piece suite consisting of WC, panelled bath, pedestal wash hand basin, towel heater, LED mirror with a shaver charging point, wooden flooring.

EXTERNAL

To the front is a brick weave drive with 2 parking spaces, a shingle flower bed, side access to the rear garden which is mostly laid to lawn, with a raised flower bed, decking and patio.

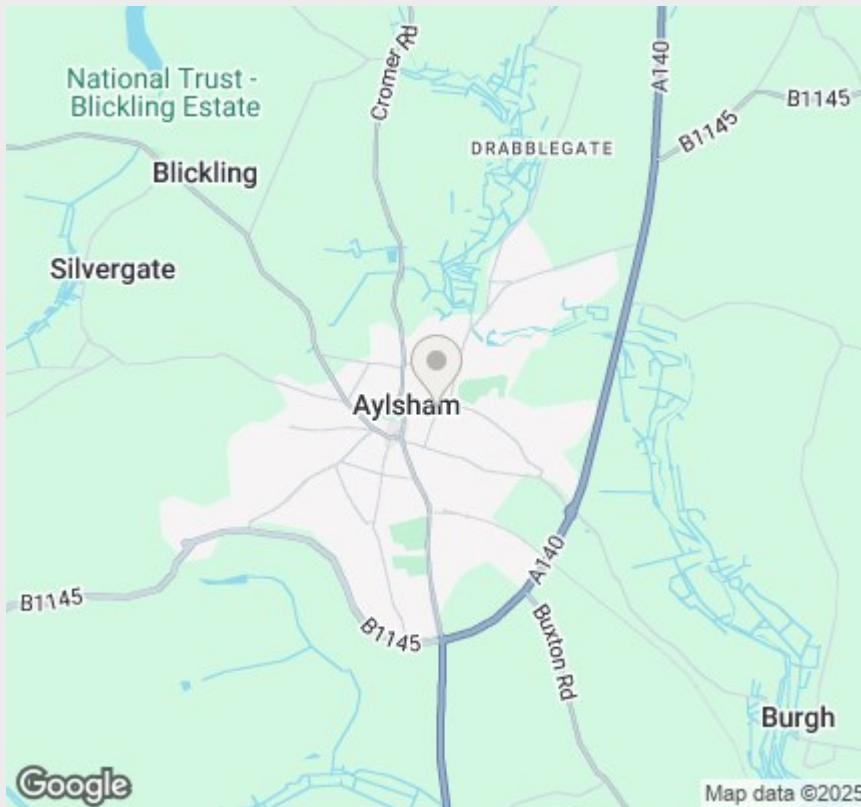
AGENTS NOTES

This property is Freehold.

Mains drainage, water, gas and electricity connected.

Council tax band: D

Maintenance Charge: £386 in 2024

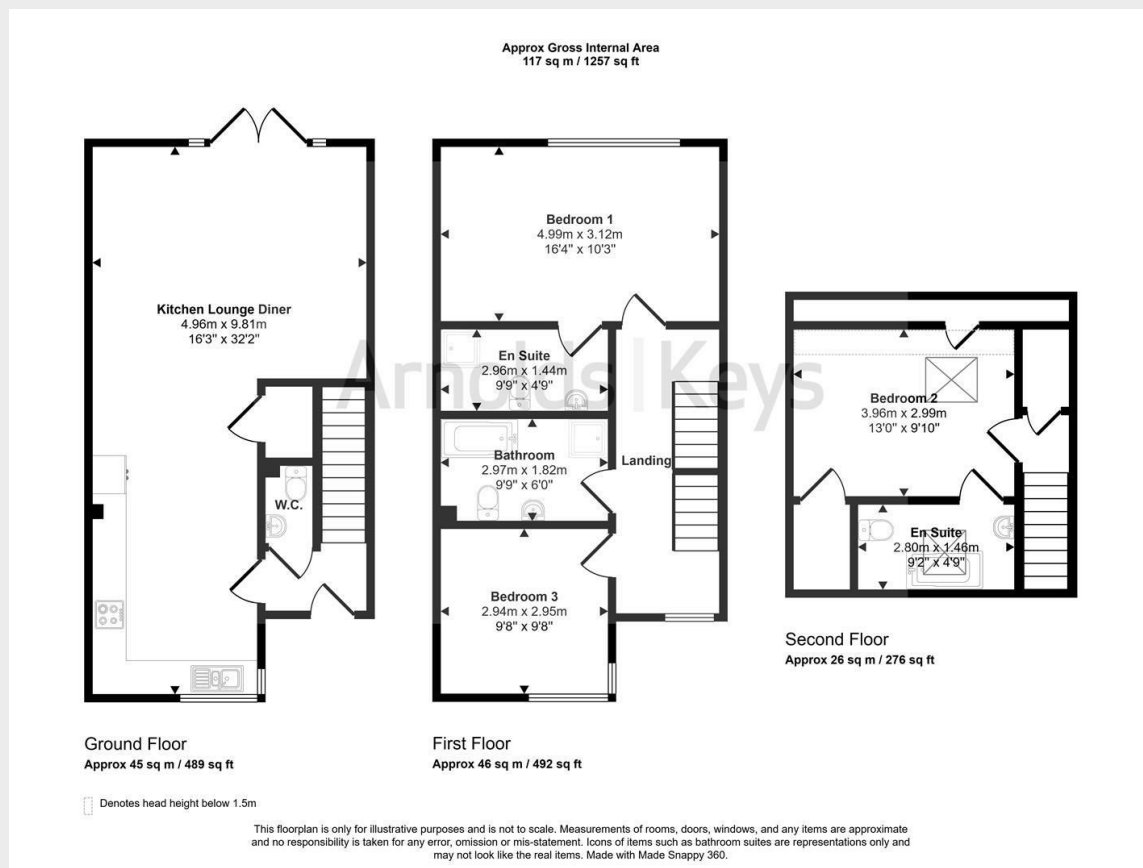


Viewings

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		94
(81-91) B	84	
(69-80) C		
(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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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