

Arnolds | Keys



31 Buxton Road, Aylsham, NR11 6JD

Guide Price £450,000

- CLOSE TO MARKET PLACE
- SPACIOUS ACCOMMODATION
- FOUR RECEPTION ROOMS
- TWO BATHROOMS
- NO ONWARDS CHAIN
- AMPLE OFF ROAD PARKING
- THREE BEDROOMS
- DOUBLE GARAGE

31 Buxton Road, Aylsham NR11 6JD

NO ONWARD CHAIN A substantial detached property located close to the market place of Aylsham. The property boasts ample off road parking, double garage and rear garden, with generous accommodation comprising four reception rooms, three double bedrooms and two bathrooms.

ALL INTERESTED PARTIES ARE INVITED TO SUBMIT THEIR BEST & FINAL OFFERS IN WRITING BY 10AM ON MONDAY 10TH MARCH 2025



Council Tax Band: E



DESCRIPTION

This substantial detached home is ideally located on the Buxton Road, just a short distance from the market place of Aylsham and local supermarket. The property offers generous accommodation with four reception rooms to include a spacious, bay fronted living room, conservatory, home office and dining room. The ground floor accommodation is completed with a shower room, kitchen with rear porchway and an integral double garage; offering further parking or ample storage. To the first floor, a wonderfully spacious landing leads to the family bathroom, three double bedrooms, with two of the bedrooms enjoying a fantastic view across Aylsham. The property boasts a large driveway providing ample parking to the front and an enclosed rear garden.

ENTRANCE HALL

Double built in storage cupboard with rail and shelf, radiator, carpet flooring.

ENTRANCE PORCH

Timber framed door to front entrance, built in storage cupboard under stairs, laminate flooring

RECEPTION ROOM

Double glazed window to front aspect, carpet, radiator.

KITCHEN

A further dual aspect room with double glazed window to rear and side, timber framed door to rear porch, pantry cupboard with plumbing for a washing machine, second built in storage cupboard, wall and base units with granite worksurface over, inset one and a half stainless steel sink and drainer, electric hob with cooker hood over, fitted electric double oven, plumbing for a dishwasher, radiator, laminate flooring.

REAR PORCH

Timber framed door to rear, tiled flooring, integral door into main hallway.

LIVING ROOM

A dual aspect room with double glazed bay window to front and window to side aspect, two radiators, carpet flooring, exposed brick wall, sliding door to conservatory.

CONSERVATORY

Double glazed windows to rear and side aspects, uPVC door to side, laminate flooring.

SHOWER ROOM

Single glazed window with obscured glass to rear porch, fitted with a WC, wash hand basin, shower cubicle with electric shower, radiator, laminate flooring.

DINING ROOM

Double glazed window to rear aspect, radiator, laminate flooring.

FIRST FLOOR LANDING

Double glazed window to front aspect, carpet, radiator, airing cupboard and second built in cupboard with shelving units.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

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

BATHROOM

Double glazed window to side aspect, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, vanity unit with WC and wash hand basin, wall mounted cupboards, radiator, laminate flooring.

EXTERNAL

The property is approached via a generous sized driveway offering ample off road parking and access to the double garage, which has an electric door, power and lighting.

There is a side gate that leads to the rear garden, which is enclosed and mainly laid to lawn with a patio seating area, shed, greenhouse and a potential vegetable plot area.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Oil fired central heating.

Council tax band: E



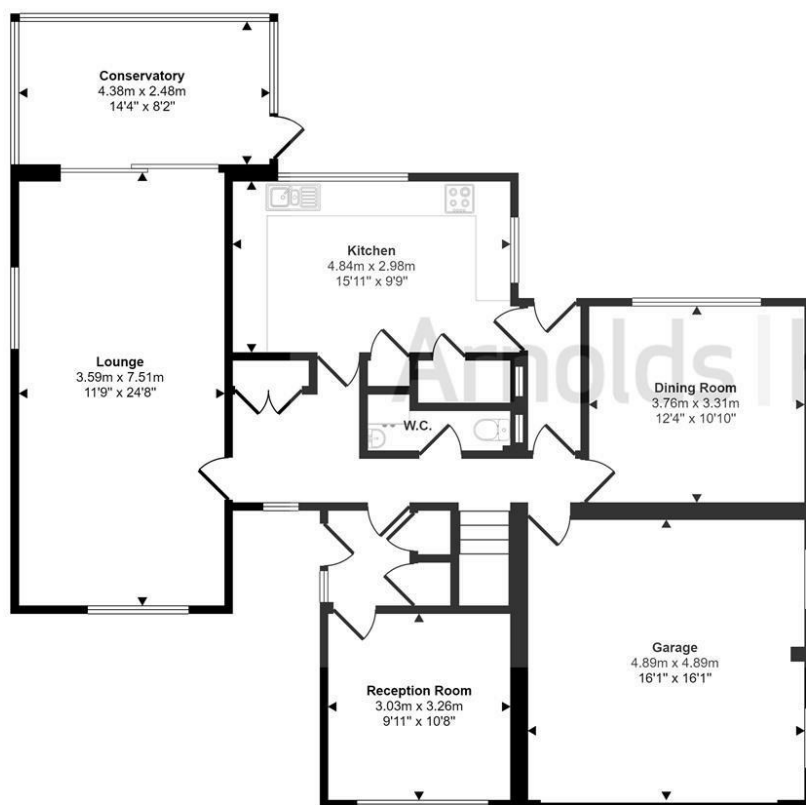
Viewings

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

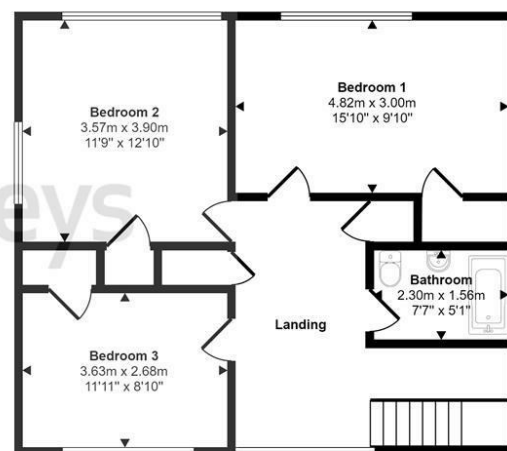
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
190 sq m / 2043 sq ft



Ground Floor
Approx 126 sq m / 1356 sq ft



First Floor
Approx 64 sq m / 687 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.

