



**24 Sir Williams Lane, Aylsham, NR11 6AW**

**Offers Over £315,000**

- MODERN HOME
- OFF ROAD PARKING AND GARAGE
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN
- CLOSE TO MARKET PLACE
- ATTRACTIVE BAY FRONTAGE
- LOUNGE/DINER
- MAIN BEDROOM WITH ENSUITE AND WALK-IN WARDROBE



# 24 Sir Williams Lane, Aylsham NR11 6AW

A beautifully presented modern home conveniently located close to the sought after market place in Aylsham. This delightful home offers bright and contemporary accommodation with a garage, off road parking and field views to the front.

 3  2  1  B

Council Tax Band: C



## DESCRIPTION

Conveniently situated close to the market place in Aylsham, this beautifully presented bay fronted home offers contemporary and practical accommodation with a modern kitchen/breakfast room, a generous lounge/diner with patio doors to the rear garden and a cloakroom to the ground floor. To the first floor there are three bedrooms; one with an ensuite and walk in wardrobe and a family bathroom. The property benefits from a driveway with off road parking, a garage and an enclosed rear garden; making it the ideal family home or perfect for those looking for a modern home with a convenient lifestyle

## LOCATION

Aylsham is a historic and picturesque market town located in the heart of Norfolk. It has a wide range of amenities including traditional shops, supermarkets and doctors' surgery. There is also a range of schools for all ages and direct bus links to the coast and Norwich City Centre. Sir Williams Lane is situated close to the market place with easy access to the highly rated local schools.

## ENTRANCE HALL

uPVC door to front, radiator, storage cupboard, porcelain gloss tiled flooring.

## KITCHEN

Double glazed bay window to front aspect, fitted with wall and base units with worksurface over, stainless steel sink and drainer, integrated dishwasher, washing machine, electric oven and fridge freezer, four ring gas hob with cooker hood over, radiator, porcelain gloss tiled flooring continued.

## CLOAKROOM

Tiled flooring, sink, WC, extractor fan, radiator, porcelain gloss tiled flooring continued.

## LIVING ROOM/DINER

Double glazed French doors to rear, porcelain wood effect tiled flooring, radiator, built in under stairs storage cupboard.

## FIRST FLOOR LANDING

Carpeted, airing cupboard.

## BEDROOM ONE

Double glazed window to rear aspect, carpet, walk in wardrobe, radiator, door to ensuite.

## BEDROOM TWO

Double glazed bay window to front aspect, carpet, radiator.

## BEDROOM THREE

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

## BATHROOM

Double glazed window with obscured glass to side aspect, bath with mixer tap and mains connected shower over, WC, pedestal wash hand basin, heated towel rail, porcelain wood effect tiled flooring.

## EXTERNAL

To the front of the property is a brick weave driveway allowing access to the single garage, which has an up and over door, power and lighting. The garden to the front features a small lawned area with a border of shrubs and paved steps to the front door.

The rear garden is mainly laid to lawn with a patio seating area and a raised border containing a range of shrubs.

## AGENTS NOTES

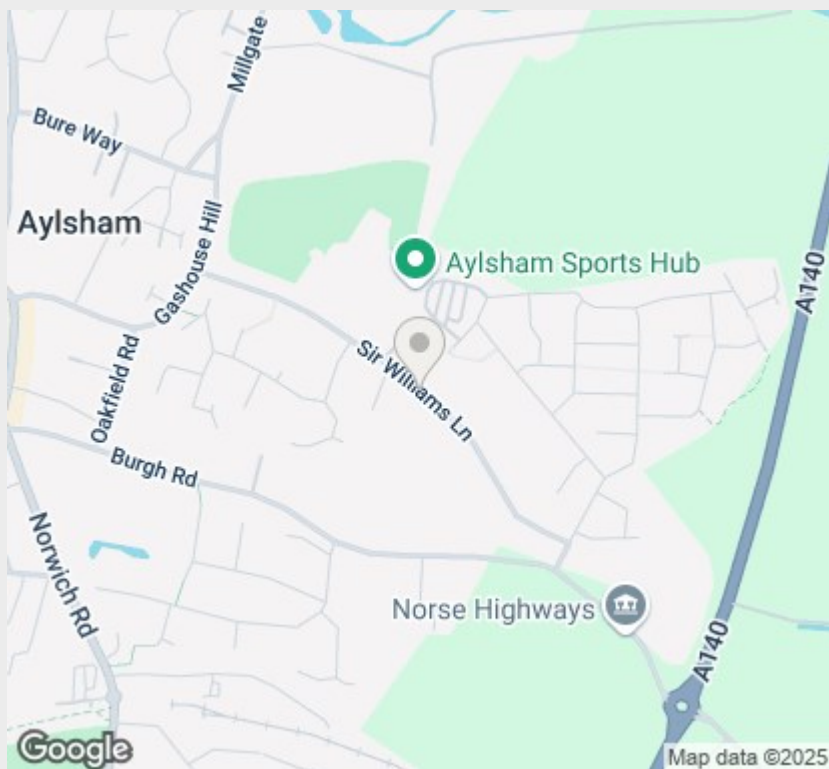
This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: C (Broadland)

Annual service charge of £250.



## Viewings

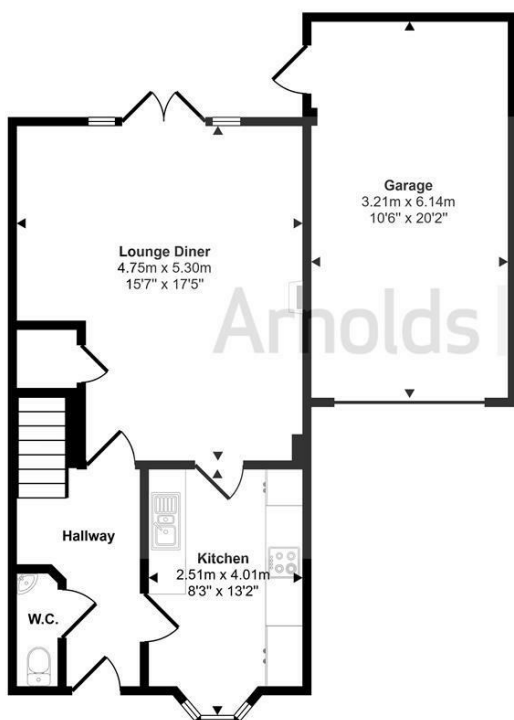
Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

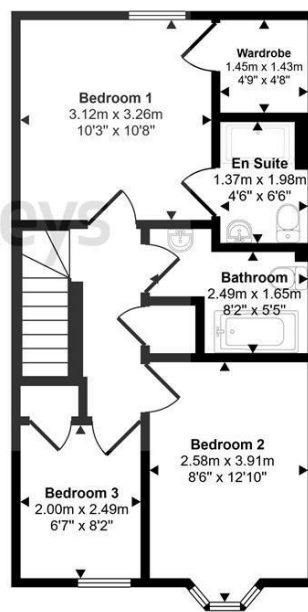
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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  
107 sq m / 1154 sq ft



Ground Floor  
Approx 64 sq m / 690 sq ft



First Floor  
Approx 43 sq m / 464 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

