



5 Forster Way, Aylsham, NR11 6BE

Guide Price £350,000

- NO ONWARD CHAIN
- LINK DETACHED
- WALKING DISTANCE TO AYLSHAM MARKET PLACE
- THREE BEDROOMS
- OFF ROAD PARKING & GARAGE
- GENEROUS ENCLOSED REAR GARDEN

5 Forster Way, Aylsham NR11 6BE

Ideally situated within walking distance of Aylsham's market square, this well presented three bedroom link detached home features two reception rooms, off-road parking, and a charming enclosed rear garden.



Council Tax Band: C



DESCRIPTION

This beautifully maintained three bedroom link detached home is just a short walk from Aylsham's market square. Offering two reception rooms, off-road parking, a garage and a private rear garden.

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.

ENTRANCE

uPVC front door with panelled obscured glass, wooden flooring, stairs to first floor, entrances to lounge and downstairs WC, radiator.

DOWNSTAIRS WC

uPVC double glazed window with obscured glass, hand wash basin, WC.

OPEN PLAN LOUNGE AND DINING ROOM

Wooden double doors with panelled glass, uPVC double glazed window overlooking the garden, wooden flooring, fireplace with gas fire, marble hearth and red brick surround, two radiators. From the dining area is a uPVC double glazed sliding door leading into the conservatory. Entrance to kitchen.

KITCHEN

uPVC double glazed window to front aspect, uPVC double glazed door with obscured glass to side. Laminate tiled floor, a range of wall and base units with worksurface over, inset one and a half bowl sink with drainer, four ring electric hob with extractor over, electric oven, pantry. Space and plumbing for washing machine and dishwasher.

CONSERVATORY

uPVC double glazed window and French doors leading to the garden, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpeted, uPVC double glazed window to front aspect, entrances to bathroom and bedrooms, boiler cupboard, loft entrance.

BATHROOM

uPVC double glazed window with obscured glass. Tiled flooring, towel heater, hand wash basin with vanity unit under, WC, shower connected to mains.

BEDROOM TWO

uPVC double glazed window to rear aspect, carpeted, radiator, built in wardrobe.

BEDROOM ONE

uPVC double glazed window to rear aspect, carpeted, radiator, built in wardrobe.

BEDROOM THREE

uPVC double glazed window to front aspect, carpeted, radiator, built in wardrobe.

GARAGE

Up and over door, power and light, electric and gas meters, courtesy door leading to the rear garden.

EXTERNAL

To the front is a brick weave drive and garage, to the rear is an enclosed garden mostly laid to lawn, and surrounded with mature flower and shrub borders, there is also a patio area and a shed.

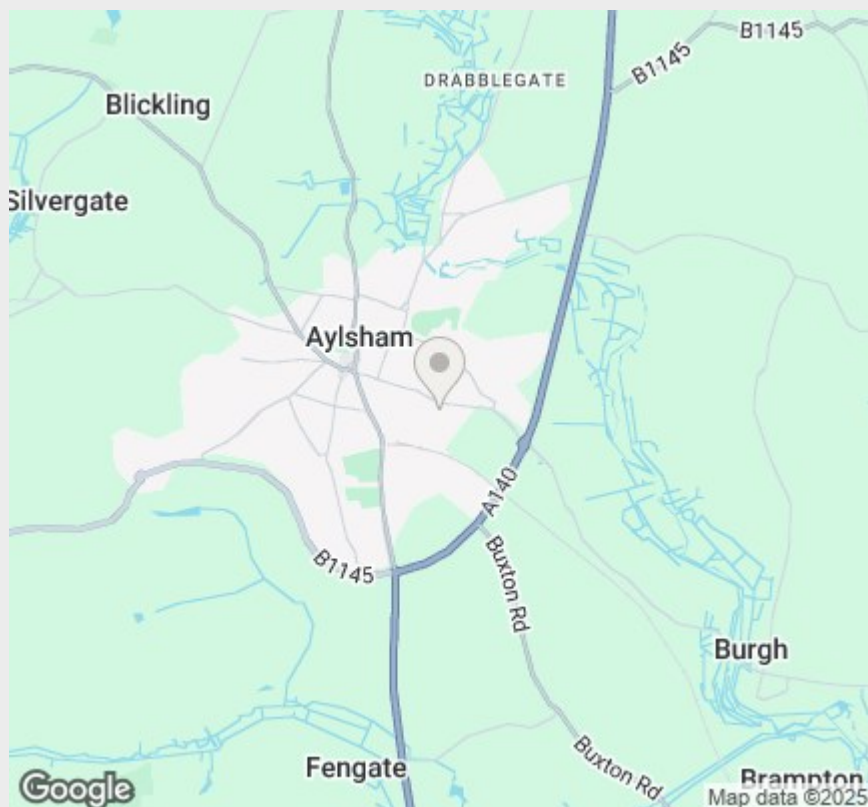
AGENTS NOTES

Freehold

Mains drainage

Gas and electricity connected

Council Tax - Broadland - Band C




Viewings

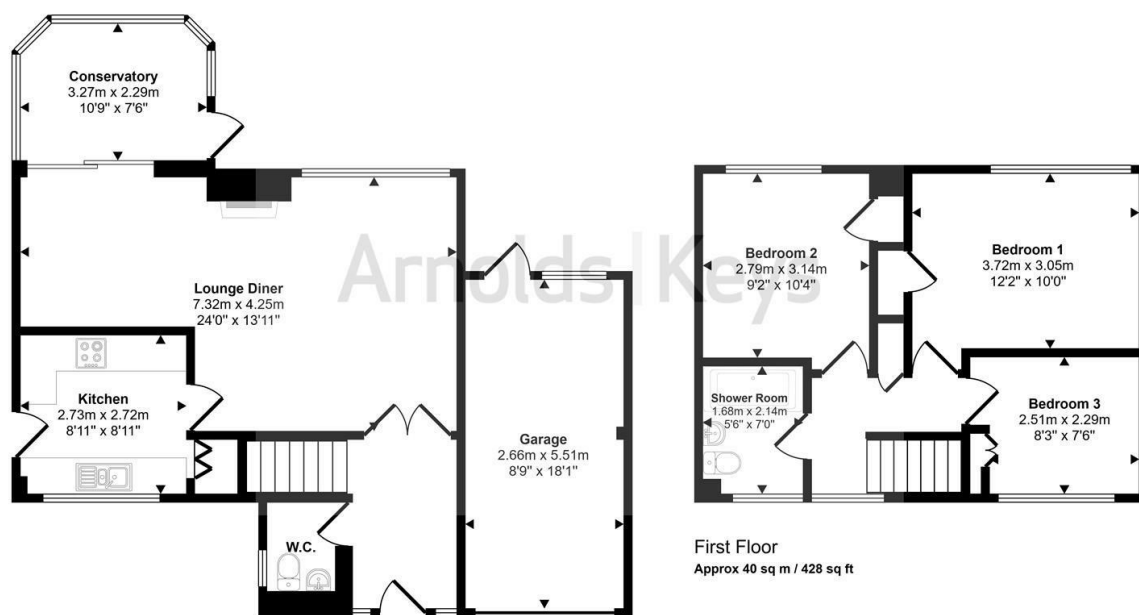
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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
109 sq m / 1172 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 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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