



56 Buckenham Road, Aylsham, Norwich, NR11 6GB

Guide Price £400,000

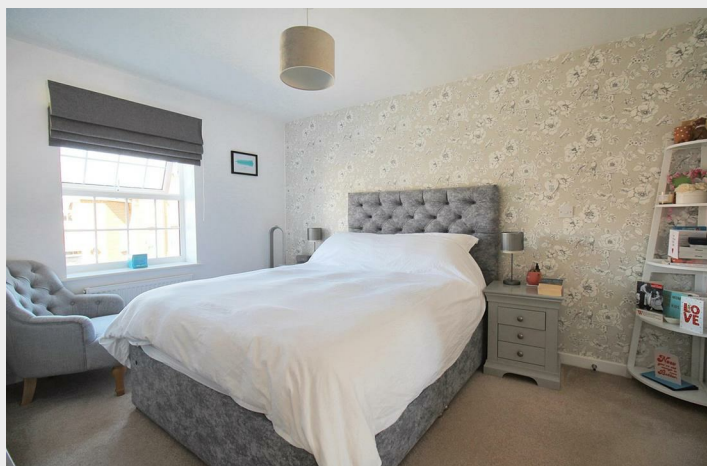
- 4 BEDROOMS
- CLOAKROOM AND FAMILY BATHROOM
- CLOSE TO AYLSHAM MARKET PLACE
- DETACHED FAMILY HOME
- OFF ROAD PARKING
- MAIN BEDROOM WITH EN SUITE

56 Buckenham Road, Norwich NR11 6GB

A beautifully presented detached home ideally positioned within the popular David Wilson Homes development close to the market place in Aylsham. The property boasts bright, contemporary accommodation with a delightful rear garden, off road parking and enclosed garden; making it the perfect family home.

 4  2  0  B

Council Tax Band: D



DESCRIPTION

This modern four bed detached family home is an ideal choice for those seeking a spacious and comfortable living space close to the sought after market place in Aylsham. The property boasts ample, bright and contemporary accommodation with a large entrance hall, bay fronted living room, kitchen/diner with utility room and a ground floor cloak room. To the first floor there are four bedrooms; one with en suite and a family bathroom.

The property further boasts off road parking and an enclosed rear garden.

LOCATION

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

ENTRANCE HALL

Composite door to front, radiator, entrances to living room, kitchen and WC, cupboard, laminate flooring.

LOUNGE

Bay window with uPVC double glazing to front aspect, two radiators, carpeted.

CLOAKROOM

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

KITCHEN/DINER

uPVC double glazed French doors and uPVC double glazed window to rear aspect, laminate flooring, a range of wall and base units with granite worktop over, inset butlers sink, four ring induction hob, electric oven, two radiators, entrance to utility.

UTILITY

Composite door to side with uPVC panelled glass, radiator, space for washing machine and dryer, cupboard with wall mounted boiler.

STAIRS TO FIRST FLOOR

uPVC double glazed window with obscured glass to side aspect, airing cupboard, entrances to bedrooms and bathroom, carpeted.

MAIN BEDROOM

uPVC double glazed window to front aspect, radiator, carpeted, built in wardrobes, en-suite shower room

EN SUITE

uPVC double glazed window with obscured glass, vinyl flooring, pedestal hand wash basin, WC, shower cubicle with shower connected to mains, towel heater.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

FAMILY BATHROOM

uPVC double glazed window with obscured glass, vinyl flooring, pedestal hand wash basin, WC, panelled bath, towel heater.

GARAGE

Converted into an office space and storage space with power and lighting, up and over door, uPVC double glazed window to rear aspect, courtesy door.

EXTERNAL

To the front is a brick weave drive leading to the converted garage, to the rear is an enclosed garden, mostly laid to lawn, and boarded by flowerbeds, there is also decking area.

AGENTS NOTES

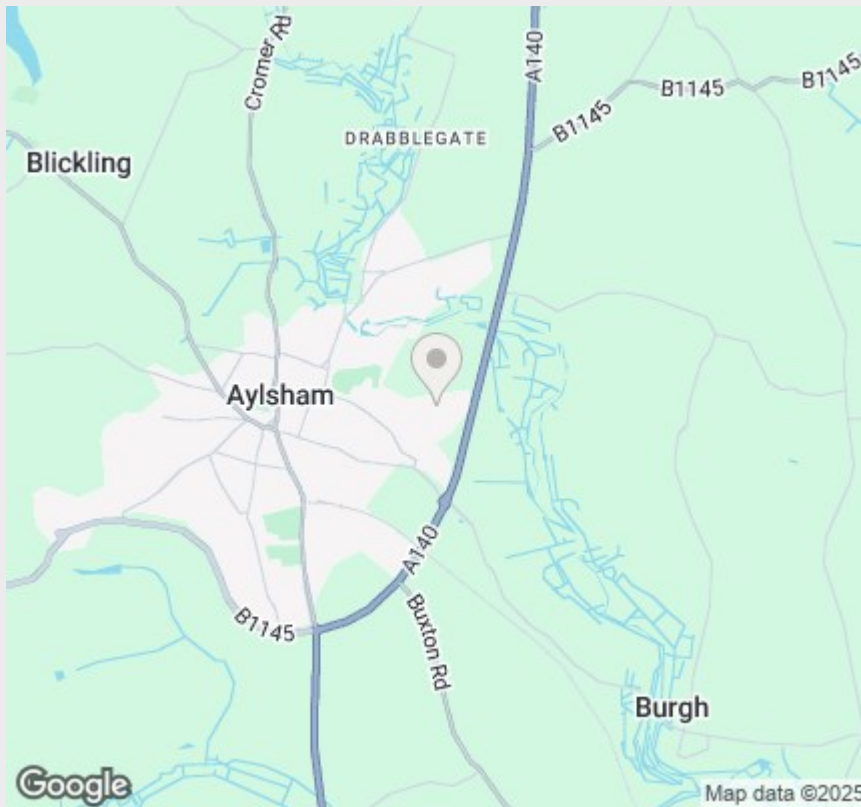
Freehold

Mains Drainage

Gas and electricity connected

Council Tax: Broadland - Band D

Estate Service Charge: £240 approx

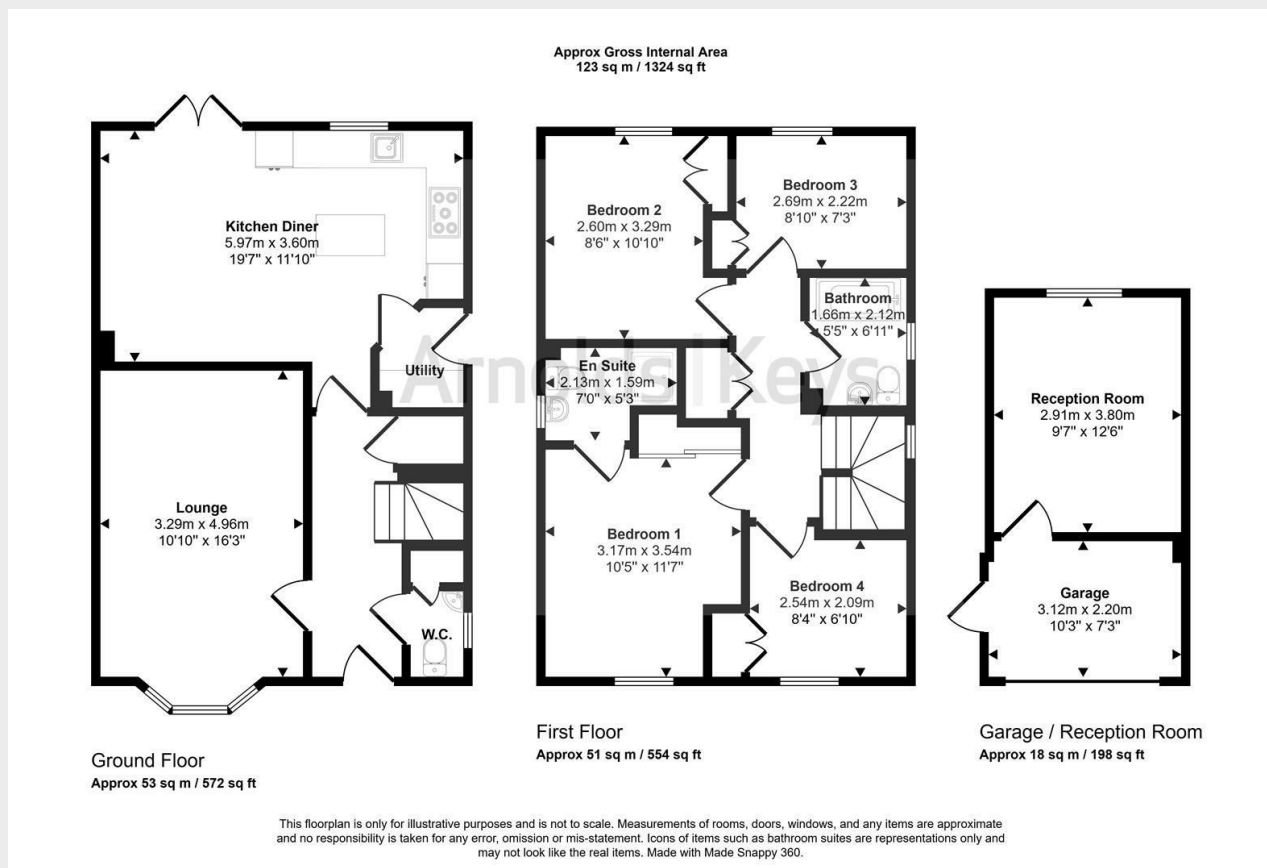


Viewings

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.



8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com