



## 6 Layer Close, Aylsham, NR11 6BL

Guide Price £360,000

- GENEROUS REAR GARDEN
- BRIGHT LOUNGE/DINER
- GARAGE
- THREE DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED ACCOMMODATION
- OFF ROAD PARKING
- WALKING DISTANCE TO MARKET PLACE
- GARDEN STUDIO



# 6 Layer Close, Aylsham NR11 6BL

Tucked away in the corner of a cul-de-sac, this beautifully presented detached bungalow offers bright and modern living accommodation. The property further benefits from off road parking to the front for multiple vehicles and a generous rear garden with studio.

 3  1  1  C

Council Tax Band: C



## DESCRIPTION

Ideally positioned within a quiet cul-de-sac close to the market place of Aylsham, this three bedroom detached bungalow offers beautiful and bright accommodation with an entrance hall leading to a modernised kitchen, three double bedrooms, a shower room and a lounge diner with patio doors leading to the private rear garden. Externally the home offers off road parking to the front for multiple vehicles with a shingle area for further parking if desired and a garage. The rear garden is West facing and is of a deceptively generous size, with a decked seating/BBQ area and a detached garden room with power and lighting; creating the perfect studio space or home office.

## ENTRANCE HALL

uPVC door to front entrance, laminate flooring, radiator.

## KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with worksurface over, integrated electric double oven, inset stainless steel one and a half sink and drainer, four ring gas hob, space for a washing machine and under counter fridge and freezer, radiator.

## BEDROOM ONE

Double glazed window to front aspect, panelled walls, built in double wardrobe, carpet, radiator.

## SHOWER ROOM

Double glazed window with obscured glass to side aspect, shower cubicle with mains connected shower, pedestal wash hand basin, WC, tiled flooring, extractor fan.

## LOUNGE DINER

Double glazed window to rear aspect, French doors to garden, carpet, radiator, electric fireplace with ceramic surround.

## BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

## EXTERNAL

To the front the property is approached via a hardstanding driveway with a shingle area to the side for further parking if needed. There is also side access to the single garage which has an up and over door, power and lighting. To the rear the property features a generous sized garden which is mainly laid to lawn and features a decked seating area with brick built BBQ. There is a detached garden studio which has power and lighting.

## AGENTS NOTES

This property is Freehold.

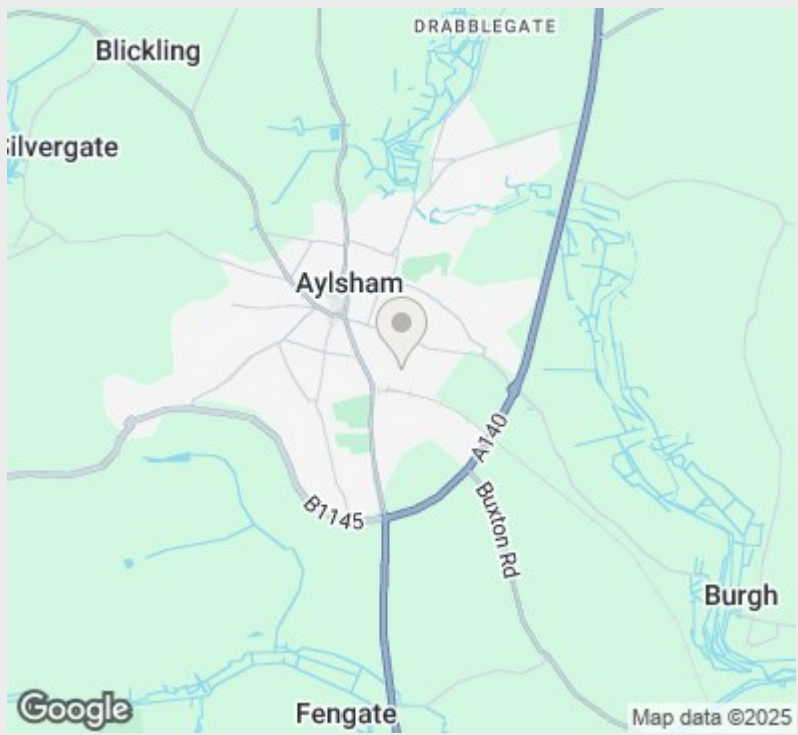
Mains drainage, electricity and water connected.

Gas fired central heating.

Council tax band: C

## LOCATION


The property is positioned tucked away in the corner of a quiet cul-de-sac and is within walking distance to the market place. 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.

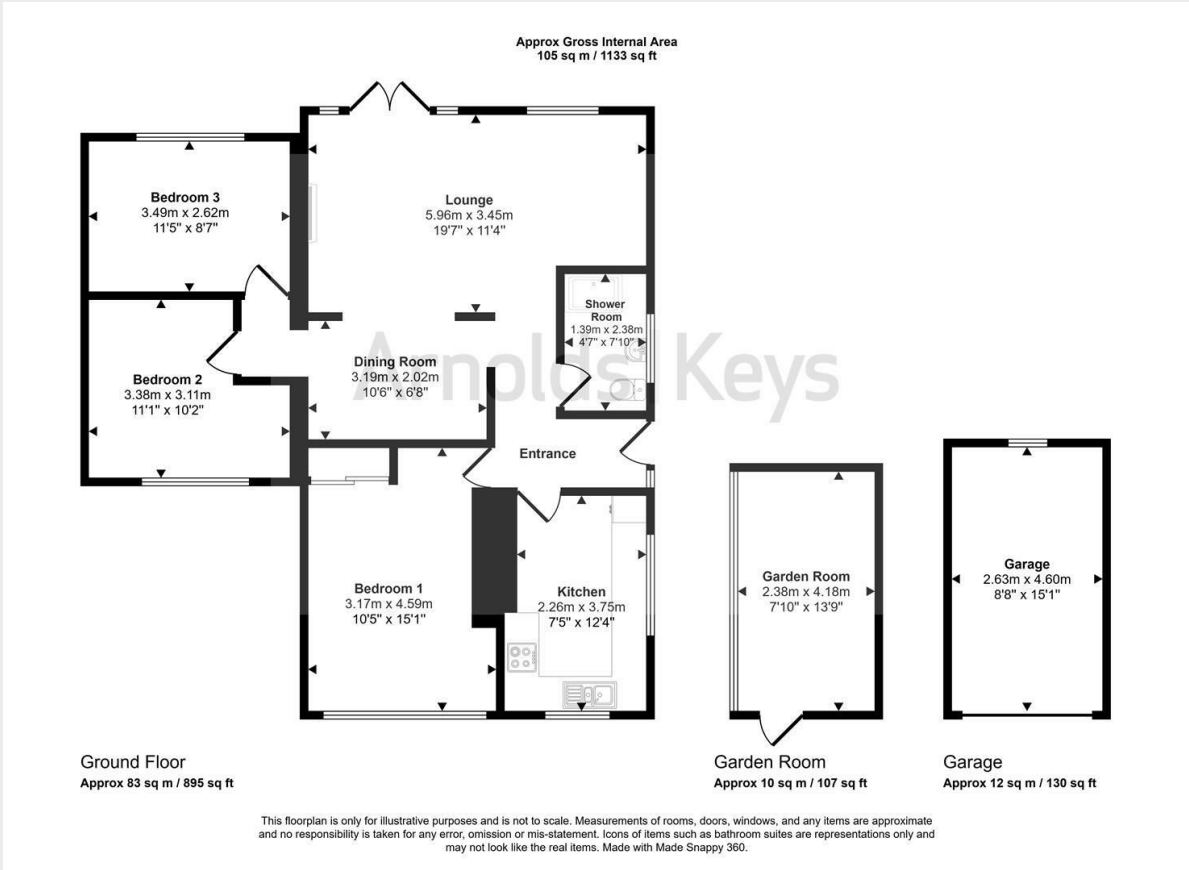


## Viewings

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		83
(81-91) B		
(69-80) C	69	
(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 are 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.

