



36 Buxton Road, Aylsham, NR11 6JD

Guide Price £450,000

- VERSATILE ACCOMMODATION
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- CLOSE TO AYLSHAM MARKET PLACE
- GENEROUS 0.25 ACRE PLOT (APPROXIMATELY)
- DOUBLE GARAGE WITH ELECTRIC DOORS
- BEAUTIFULLY PRESENTED, BRIGHT ACCOMMODATION
- TWO BATHROOMS

36 Buxton Road, Aylsham NR11 6JD

NO ONWARDS CHAIN Located just a short distance from the sought-after market town of Aylsham, this beautifully presented three bedroom property offers spacious and versatile living on a generous sized plot with ample parking to the front.



Council Tax Band: D



DESCRIPTION

Situated close to the sought after market town of Aylsham and walking distance to the local supermarket, this beautifully presented three bedroom detached chalet offers bright, spacious and versatile accommodation. The property enjoys a generous sized plot measuring approximately 0.25 acres with a mature rear garden mainly laid to lawn, ample off road parking to the front and the addition of a double garage for further storage or parking if desired. Internally the home comprises of an entrance hall, modern kitchen, living room with a bay window seating area to enjoy uninterrupted views of the garden, dining room, third bedroom and bathroom on the ground floor. To the top floor the property offers two bedrooms; one with several large built in wardrobes and a second bathroom.

ENTRANCE HALL

uPVC door to front entrance, carpet, radiator, built in cupboard.

KITCHEN

Double glazed window to front aspect, uPVC door to side, fitted with wall and base units with worksurface over, inset stainless steel sink and drainer, space and plumbing for a washing machine and dishwasher, fitted electric oven with cooker hood over, space for a free standing fridge and freezer, built in cupboard with shelving units, tiled flooring.

LIVING ROOM

A dual aspect room with double glazed window to side aspect and bay window to rear, uPVC door to rear, carpet, two radiators.
Sliding double glazed doors to:-

DINING ROOM

Double glazed window to rear aspect, carpet, two radiators, door to hallway.

BEDROOM THREE

Double glazed window to front aspect, fitted wardrobe, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, radiator, tiled flooring.

FIRST FLOOR

LANDING

Double glazed window to rear aspect, carpet, doors to:-

BATHROOM

Double glazed window to front aspect, three piece suite comprising bath with electric shower over, pedestal wash hand basin, WC, vinyl flooring, radiator, airing cupboard with shelving units, shaver charging point.

BEDROOM TWO

Double glazed window to rear aspect, built in wardrobe to either side of bed with cupboard space above, carpet, vanity unit with wash hand basin, radiator.

BEDROOM ONE

Three double glazed windows to rear aspect, carpet, two sets of built in wardrobes, radiator.

EXTERNAL

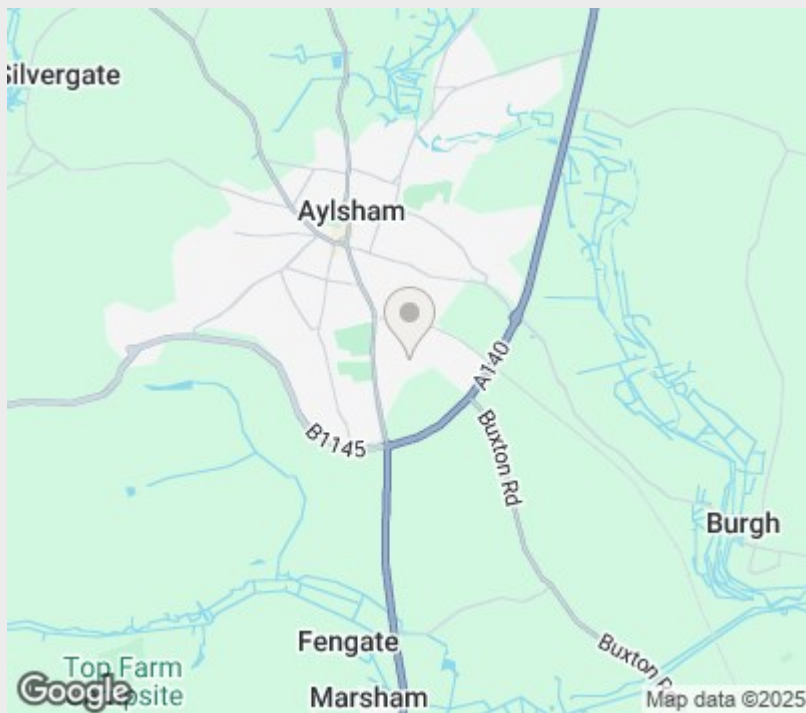
The property is approached via a shingle driveway to the front allowing parking for multiple vehicles. There is a double garage with storage above, electric up and over doors, lighting and power. To the rear the garden is mainly laid to lawn with a large shed, one smaller shed, a patio area and a range of mature hedging and shrubs.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Mains gas central heating.
Council tax band: D

LOCATION

The property is located on Buxton Road - conveniently close to the local supermarket and bus stops. Aylsham offers a wide range of amenities including traditional shops, bakeries and pubs/restaurants, a range of supermarkets, a doctors' and dental surgery and opticians. The town also offers highly rated high, first and pre schools and has direct bus links to the coast and Norwich City Centre.



Viewings

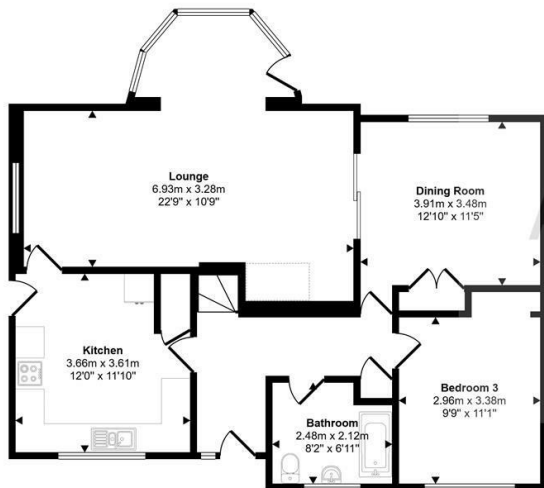
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

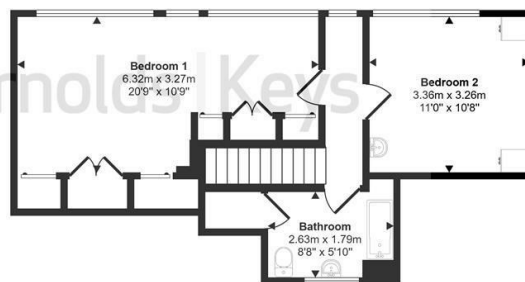
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
169 sq m / 1817 sq ft

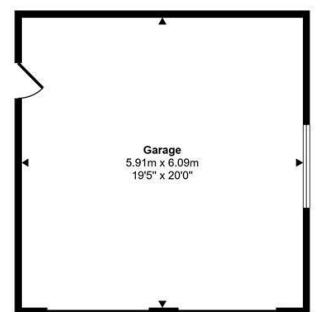


Ground Floor
Approx 87 sq m / 937 sq ft

Denotes head height below 1.5m



First Floor
Approx 46 sq m / 493 sq ft



Garage
Approx 36 sq m / 387 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.



8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com