



12 Hobart Lane, Aylsham, NR11 6GG

Guide Price £415,000

- MODERN DETACHED FAMILY HOME
- MAIN BEDROOM WITH ENSUITE
- SPACIOUS KITCHEN DINER
- UTILITY ROOM AND CLOAKROOM
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- CLOSE TO MARKET PLACE
- ENCLOSED REAR GARDEN

12 Hobart Lane, Aylsham NR11 6GG

Situated within a popular modern development close to the market place in Aylsham, this bright and spacious detached home boasts extended accommodation with three reception rooms, four bedrooms, an enclosed rear garden, off road parking and garage.

 4  2  3  A

Council Tax Band: D



DESCRIPTION

Ideally situated close to the sought after market place in Aylsham this modern detached property offers the perfect family home, conveniently close to local amenities and highly rated schools. Boasting bright and spacious accommodation with an entrance hall leading to the dining room, living room, kitchen diner with bifold doors leading to the garden room, utility room and cloak room. To the first floor are four bedrooms, with the main bedroom featuring an ensuite and a family bathroom. The property also features a low maintenance, enclosed rear garden with off road parking and a single garage.

ENTRANCE HALL

Composite door to front, gloss tiled flooring, radiator.

LIVING ROOM

Double glazed window to front aspect, carpet, radiator.

RECEPTION ROOM

Double glazed window to front aspect, laminate flooring, radiator.

KITCHEN/DINER

Double glazed window to rear aspect and bifold doors to conservatory, wall and base units with stainless steel one and a half sink and drainer, fitted electric oven with four ring gas hob and cooker hood over, integrated fridge freezer, gloss tiled flooring, radiator, door to:-

UTILITY ROOM

Composite door to rear garden, space and plumbing for washing machine, radiator, gloss tiled flooring, door to:-

CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, vanity unit with wash hand basin, radiator, gloss tiled flooring,

ORANGERY

Double glazed windows, French doors to garden, fitted with spotlights, gloss tiled flooring, electric heater.

FIRST FLOOR LANDING

Double glazed window to side aspect, built in cupboard, carpet.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath

with mains connected shower over, pedestal wash hand basin, WC, vinyl flooring, extractor fan, radiator and shaver charging point.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator, door to :-

ENSUITE

Double glazed window with obscured glass to rear aspect, three piece suite comprising shower cubicle with mains connected shower, pedestal wash hand basin, WC, vinyl flooring, extractor fan, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpet, radiator.

BEDROOM FOUR

Double glazed window to front aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

EXTERNAL

To the front the property features a brick weave driveway with access to the garage which has an up and over door, power and lighting. To the front the property is laid to shingle with a paved pathway leading to the front door. The rear garden is enclosed and mainly laid to lawn with a Bradstone patio seating area.

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.

AGENTS NOTES

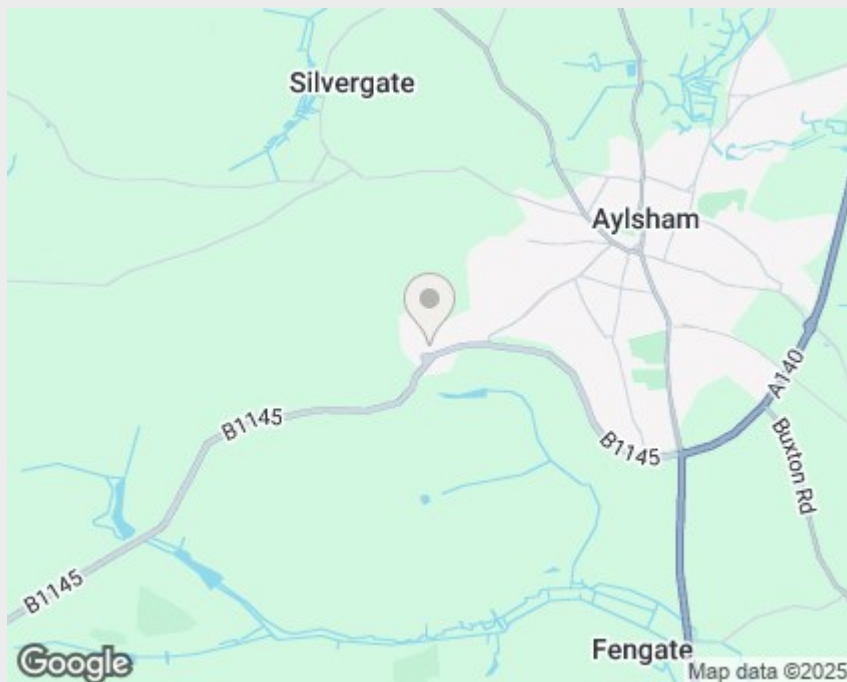
This property is Freehold.

Mains drainage, electricity and water connected.

Gas fired central heating.

Council tax band: D (Broadland)

The property is fitted with 10 solar panels.




Viewings

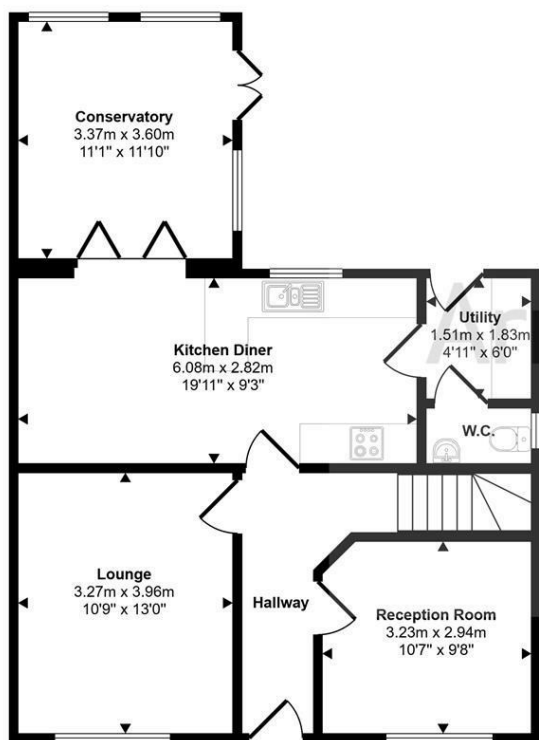
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

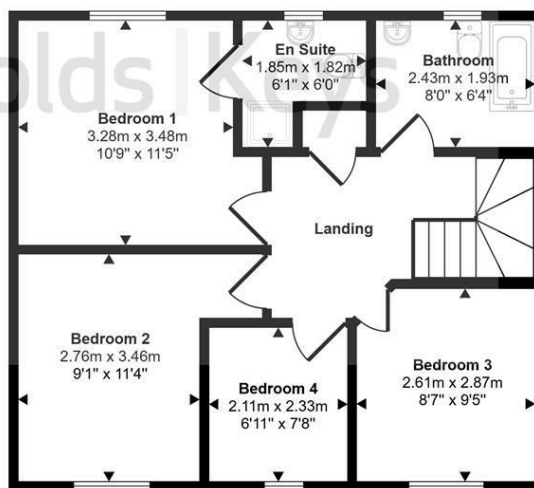
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(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 	

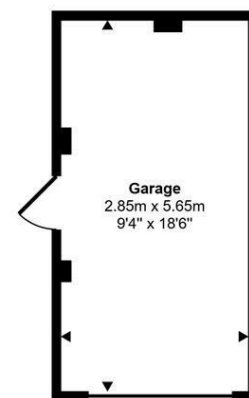
Approx Gross Internal Area
139 sq m / 1495 sq ft



Ground Floor
Approx 68 sq m / 730 sq ft



First Floor
Approx 55 sq m / 591 sq ft



Garage
Approx 16 sq m / 173 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.

