

# Arnolds | Keys



## The Lodge, 5 Town Lane, Aylsham, NR11 6HH

Guide Price £450,000

- CHARACTERFUL FEATURES
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO MARKET PLACE
- TRIPLE ASPECT LIVING ROOM
- DETACHED FOUR BEDROOM HOME
- MATURE WEST FACING REAR GARDEN
- WOOD BURNING STOVE
- TWO RECEPTION ROOMS



# 5 Town Lane, Aylsham NR11 6HH

**\*NO ONWARDS CHAIN\*** A spacious and characterful detached home with four bedrooms and two reception rooms, conveniently located within walking distance to the market place in Aylsham. The property boasts a mature rear garden, gated off road parking and a garage.



Council Tax Band: D



## DESCRIPTION

Ideally located just a short walk from the ever popular market place in Aylsham, this charming four bedroom property offers the ideal family home or anyone looking for a characterful property conveniently close to local amenities. The property boasts a delightful, well established cottage style garden which is mainly laid to shingle with an abundance of mature shrubs and flowers, with gated off road parking and access to the detached garage. Internally the home offers versatile and generous accommodation with two reception rooms; including a triple aspect living room with wood burning stove, a kitchen/breakfast room and ground floor cloakroom, with four bedrooms and a family bathroom to the first floor.

## RECEPTION ROOM

Composite door to front entrance, walk in storage cupboard, dual aspect room with double glazed windows to front and side aspect, vinyl flooring, radiator.

## KITCHEN DINER

Double glazed window to rear aspect, uPVC door to garden, fitted with wooden front wall and base units with tiled worksurface, inset double stainless steel sink and drainer, space for free standing fridge freezer and under counter freezer, space and plumbing for washing machine, dish washer and tumble dryer, four ring gas hob with cooker hood over, radiator, vinyl tiled flooring, built in cupboard.

## CLOAKROOM

Double glazed window with obscured glass to rear aspect, WC, vanity unit with wash hand basin, wooden flooring, radiator.

## LIVING ROOM

Triple aspect with double glazed windows to front and side aspect, double glazed French doors to rear garden, inglenook fireplace with wood burning stove, stairs to first floor, radiator, carpet.

## FIRST FLOOR LANDING

Double glazed window to rear aspect, carpet, airing cupboard with shelving units.

## BEDROOM ONE

Dual aspect room with double glazed window to side and front aspect, carpet. Built in wardrobe, radiator.

## BEDROOM TWO

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

## BEDROOM THREE

Double glazed window to rear aspect, carpet , radiator

## BEDROOM FOUR

Double glazed window to rear aspect, carpet, radiator.

## BATHROOM

Double glazed window to rear aspect, fitted with a four piece suite comprising bath, shower cubicle with mains connected shower, pedestal wash hand basin, WC, radiator, shaver charging point, carpet.

## EXTERNAL

To the front the property is approached through wrought iron gates leading to the shingle driveway. There is access to the single detached garage which has power, lighting and an electric up and over door. To the rear the garden is West facing and is mainly laid to shingle with a patio seating area, a small lawned area and a beautiful range of mature shrubs and flowers including Foxgloves, Hollyhocks and established rose bushes.

## AGENTS NOTES

This property is Freehold.

Mains gas, electricity, drainage and water connected.

Council tax band: D







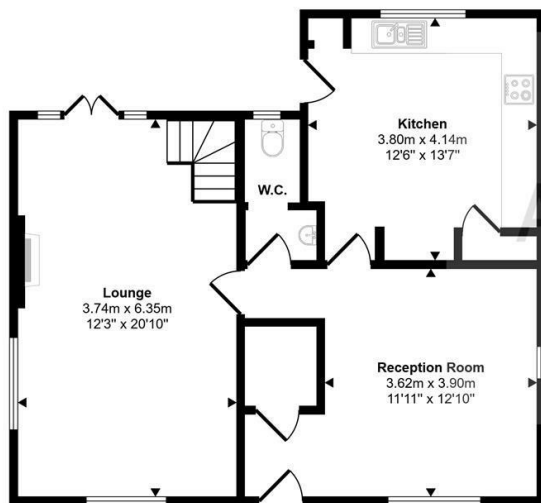
## Viewings

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

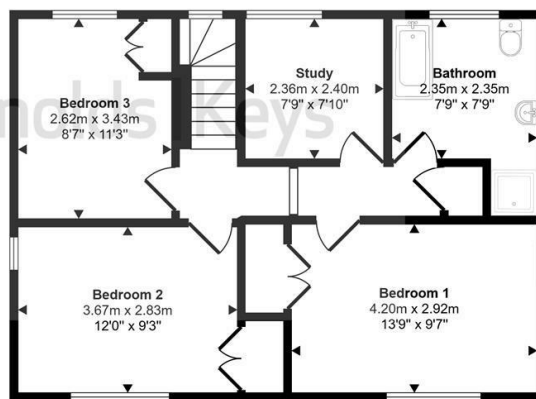
## EPC Rating:

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

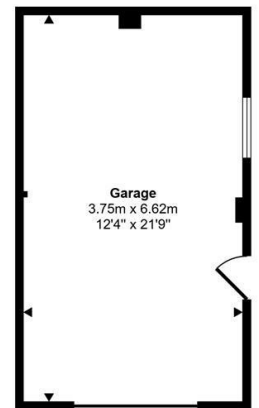
Approx Gross Internal Area  
144 sq m / 1549 sq ft



Ground Floor  
Approx 63 sq m / 682 sq ft



First Floor  
Approx 56 sq m / 601 sq ft



Garage  
Approx 25 sq m / 267 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