

Arnolds | Keys



14, Yaxleys Lane, Aylsham, NR11 6DX

Guide Price £300,000

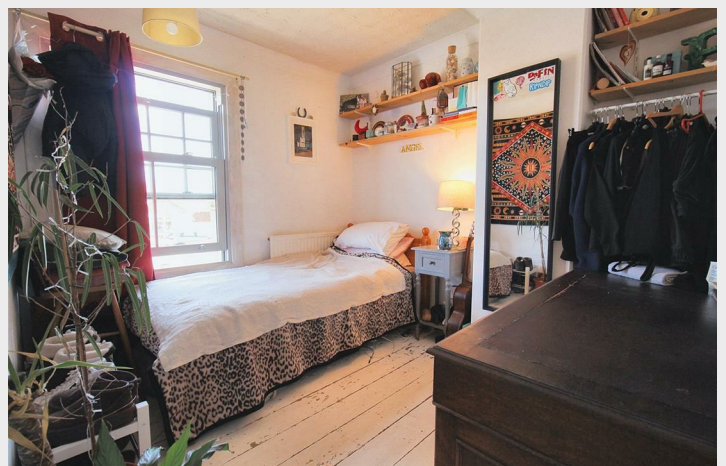
- CHARMING COTTAGE
- GENEROUS REAR GARDEN
- LOUNGE DINER
- WALKING DISTANCE TO MARKET PLACE
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- BRIGHT AND WELL PRESENTED

14, Yaxleys Lane, Aylsham NR11 6DX

Ideally located just a short distance from the market place, this charming three bedroom property boasts well presented and characterful accommodation with a generous mature rear garden.



Council Tax Band:



DESCRIPTION

This charming characterful home is ideally located within a sought after location just a short distance from the market place in Aylsham, conveniently close to all amenities. The property offers bright and well presented living accommodation comprising a lounge/diner, kitchen with rear hall leading to the bathroom and three bedrooms to the first floor. A fantastic feature of the property is the generous, mature rear garden, which boasts a variety of established shrubs and flowers with a summer house and an enclosed courtyard section; ideal for dog owners.

LOUNGE DINER

Double glazed sash window to front aspect, carpet, two radiators, brick built fireplace, composite door to front entrance, window looking into kitchen.

KITCHEN

Double glazed window to rear and side aspect, stainless steel sink and drainer, inset electric oven, four ring electric hob with cooker hood over, space and plumbing for washing machine and dishwasher, radiator, vinyl flooring

REAR HALL

Vinyl flooring, space for free standing fridge/freezer, door to bathroom:-

BATHROOM

Double glazed window with obscured glass to side aspect, bath with mains connected shower over with rainfall shower head, heated towel rail, WC, pedestal wash hand basin , vinyl flooring, extractor fan.

FIRST FLOOR LANDING

Wooden flooring, built in storage cupboard, doors to all rooms:-

BEDROOM ONE

Double glazed window to rear aspect, wooden flooring, radiator, walk in wardrobe, built in storage cupboard.

BEDROOM TWO

Double glazed sash window to front aspect, wooden flooring, radiator.

BEDROOM THREE

Double glazed sash window to front aspect, wooden flooring, radiator.

EXTERNAL

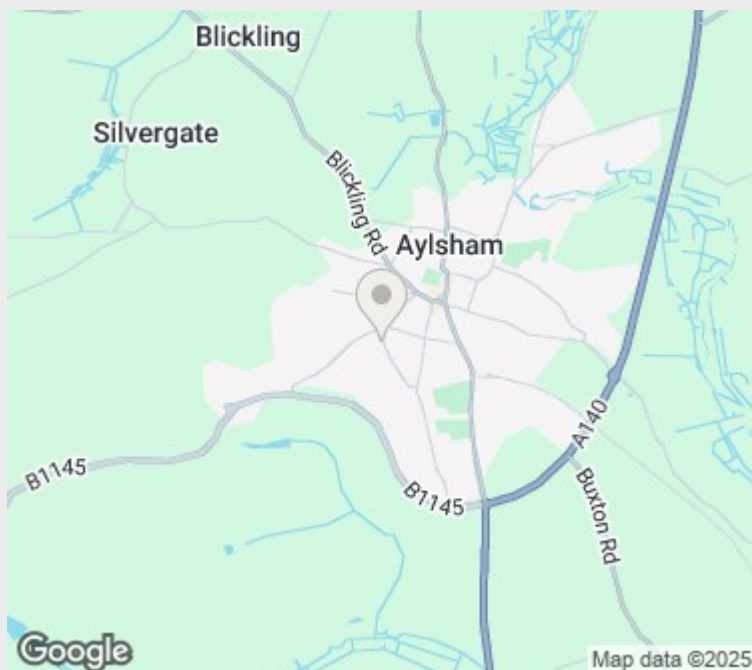
To the front the property features a shingle area leading to the front door, with a low lying brick wall along the front and a range of established shrubs and flowers. To the rear there is an enclosed area of the garden which is laid to shingle and provides access to the attached store room. A timber gate leads to the rear garden, which is ideally south-west facing and of a generous size. The garden is mainly laid to lawn with a timber framed summer house.

LOCATION

AGENTS NOTES

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




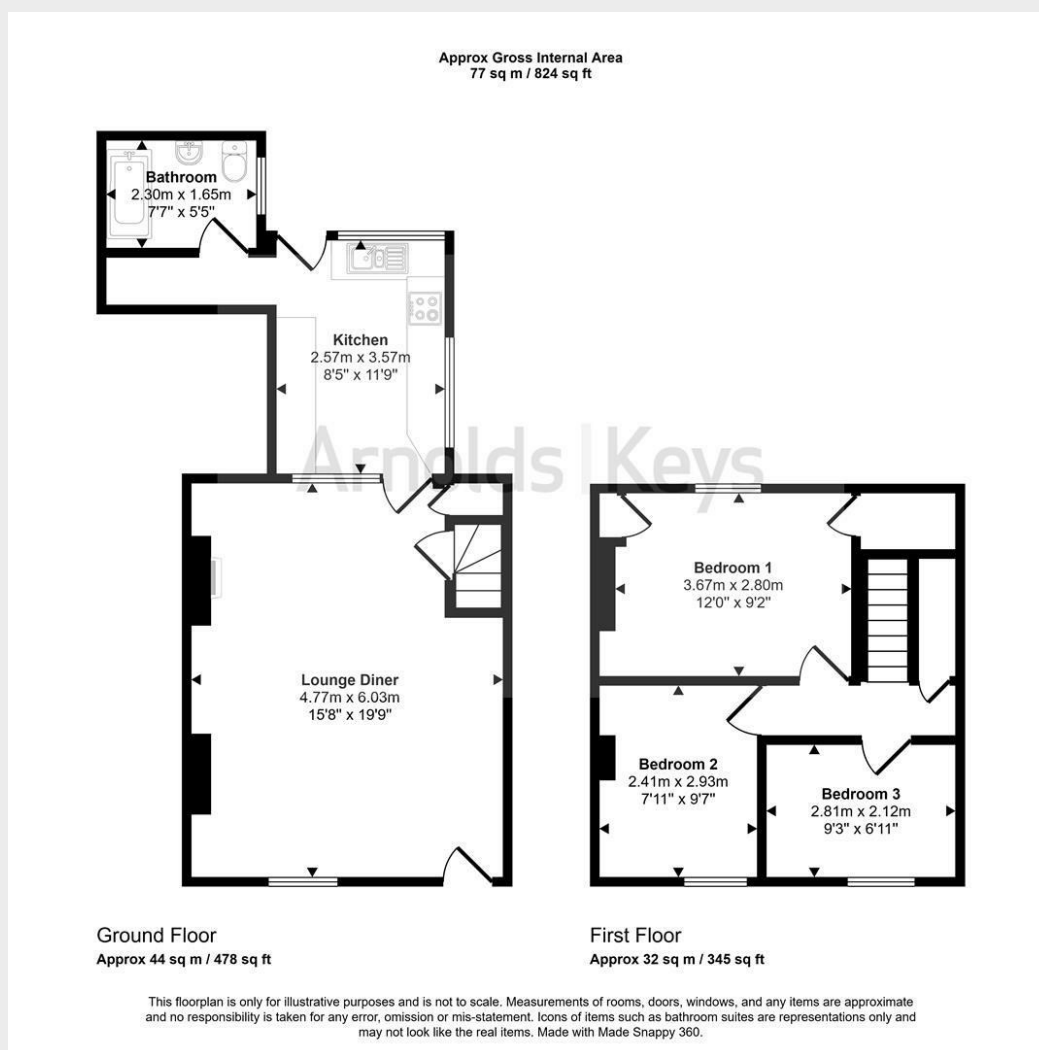


Viewings

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		
(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 	



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.

