



## 12 Aegel Gardens, Aylsham, NR11 6GQ

Offers Over £500,000

- SUBSTANTIAL FOUR BEDROOM HOME
- OFF ROAD PARKING FOR TWO VEHICLES AND GARAGE
- SOUGHT AFTER DEVELOPMENT
- WALKING DISTANCE TO MARKET PLACE
- TWO BEDROOMS WITH ENSUITES
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- HIGH SPECIFICATION OF FINISH THROUGHOUT
- HOME OFFICE

# 12 Aegel Gardens, Aylsham NR11 6GQ

A substantial and beautifully presented family home situated within the desirable, executive Aegel Gardens development. The property boasts spacious and bright accommodation with four bedrooms; two with en suites and two reception rooms, an enclosed rear garden, off road parking and garage.



Council Tax Band: E



## DESCRIPTION

Situated within one of Aylshams most sought after developments, within walking distance to the market place in Aylsham, this fantastic four bedroom property offers the ideal family home with a high specification of finish throughout. Built in 2021 by the reputable 'J Bunn Homes', the property presents bright and spacious accommodation with a dual aspect lounge/diner with wood burning stove and patio doors to the garden, a contemporary style kitchen, utility room, home office and cloakroom to the ground floor. Four double bedrooms, all with built in wardrobes and two with ensuites, and a family bathroom complete the first floor. To the front the property offers a driveway with access to the single garage and an enclosed rear garden which is ideally low maintenance.

## ENTRANCE

Composite door to front entrance, wooden effect tiled flooring, carpeted stairs to first floor with glass and oak frame banister rail.

## HOME OFFICE

Double glazed window to front aspect, carpet.

## CLOAKROOM

Tiled flooring, WC, pedestal wash hand basin, extractor fan.

## KITCHEN/BREAKFAST ROOM

Double glazed French doors to rear garden, wood effect tiled flooring, island unit with storage and breakfast bar, inset sink and drainer, inset Neff electric oven with Neff electric hob and cooker hood over, integrated fridge freezer and dishwasher, door to:-

## UTILITY ROOM

Composite door to side entrance, base units with space and plumbing for washing machine, inset sink and drainer, wood effect tiled flooring.

## LOUNGE/DINER

A dual aspect room with double glazed window to front aspect and French doors to rear garden, wood burning stove with brick surround, carpet, double doors to kitchen.

## LANDING

Carpet, radiator, airing cupboard, storage cupboard with shelving units.

## BEDROOM ONE

Double glazed window to front aspect, carpet, double built in wardrobe with sliding door, radiator, door to:-

## ENSUITE

Double glazed window with obscured glass to side

aspect, tiled flooring, fitted with shower cubicle with mains connected shower, vanity unit with wash hand basin, WC, heated towel rail, extractor fan.

## BEDROOM TWO

Double glazed window to front aspect, carpet, double built in wardrobe with sliding door, radiator, door to:-

## ENSUITE

Double glazed window with obscured glass to side aspect, tiled flooring, fitted with shower cubicle with mains connected shower, vanity unit with wash hand basin, WC, heated towel rail, extractor fan.

## BEDROOM THREE

Double glazed window to rear aspect, built in double wardrobe with sliding door, carpet, radiator.

## BEDROOM FOUR

Double glazed window to rear aspect, built in double wardrobe with sliding door, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, vanity unit with wash hand basin, wood effect tiled flooring, heated towel rail, extractor fan.

## EXTERNAL

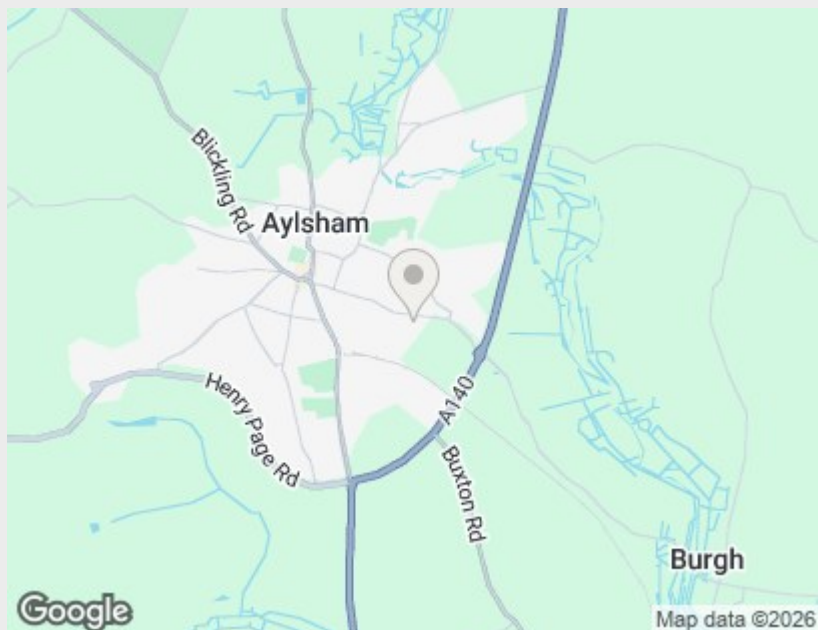
To the front, a paved pathway leads to the front door with an oak framed porch over and borders of a variety of shrubs and flowers to either side. There is a brick weave driveway to the side with parking for two vehicles and access to the single garage, which has power and lighting. The rear garden is laid to lawn with a patioed 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 NOTE

This property is Freehold.  
Mains drainage, electricity and water connected.  
Gas fired central heating.  
Council tax band: E.  
This property has PV solar panels.



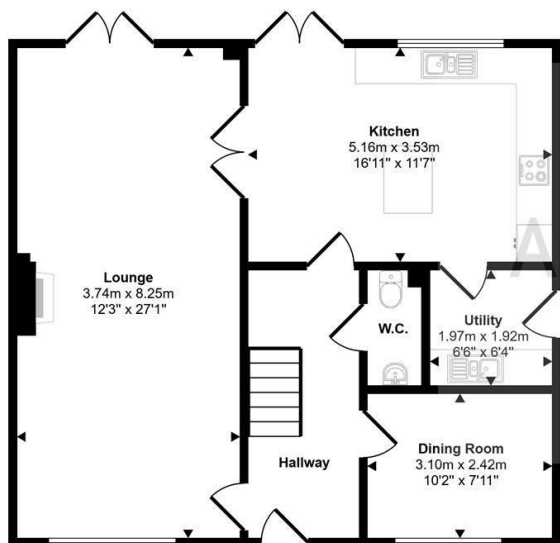
## Viewings

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

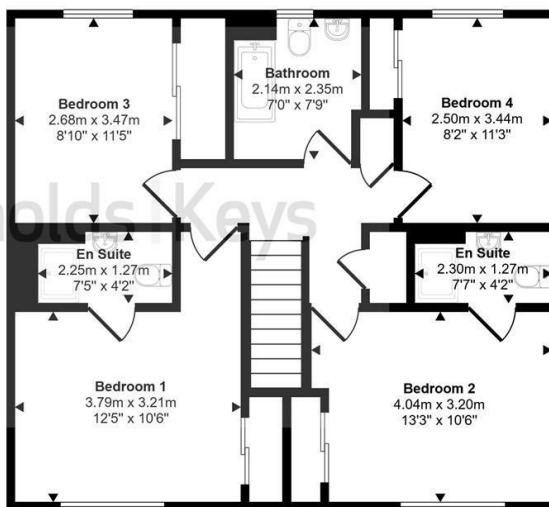
## EPC Rating:

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          | <b>93</b> | <b>100+</b>             |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

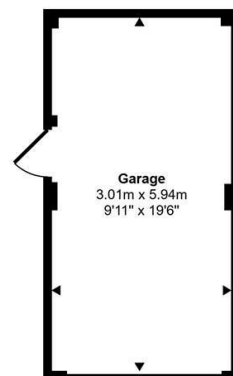
Approx Gross Internal Area  
166 sq m / 1787 sq ft



Ground Floor  
Approx 74 sq m / 797 sq ft



First Floor  
Approx 74 sq m / 797 sq ft



Garage  
Approx 18 sq m / 193 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.

