



9 Ray Bond Way, Aylsham, NR11 6UT

Guide Price £425,000

- NO ONWARD CHAIN
- PRIVATE REAR GARDEN
- FAMILY BATHROOM AND EN SUITE
- QUIET CUL DE SAC LOCATION
- FOUR DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- CONSERVATORY
- CLOSE TO AYLSHAM MARKET PLACE

9 Ray Bond Way, Aylsham NR11 6UT

NO ONWARD CHAIN

A DETACHED family home, situated on a QUIET CUL DE SAC and within walking distance to Aylsham market place. The property boasts a good size kitchen and large utility room. The lounge can be opened up to the dining room and CONSERVATORY. There are FOUR DOUBLE BEDROOMS, bathroom and ensuite. Two parking spaces, GARAGE and front and rear gardens.



Council Tax Band: E



DESCRIPTION

Situated on a quiet cul de sac, this detached home is being offered with no onward chain

As you enter the property you are welcomed by a large entrance hall and downstairs cloakroom and the kitchen leads through to a utility room and the integral garage. The lounge can be opened up to the dining room which flows beautifully through to a curved conservatory, which is a tranquil place overlooking the rear garden. Upstairs there are four double bedrooms, family bathroom and ensuite.

To the front there is parking for two cars given access to the garage..

ENTRANCE

Double glazed entrance door, fitted carpets, radiator, built in storage cupboard

CLOAKROOM

Obscured glass window to front aspect, tiled floor and partly tiled walls. Low level WC and vanity unit with hand basin.

KITCHEN

Double glazed window to rear aspect, Vinyl flooring. radiator, plumbing for dishwasher, gas hob and electric Bosch oven, space for fridge. Range of wall and base units with worksurface over, with sink and drainer, tiled splashbacks. Arch opening to the utility room.

UTILITY ROOM

Double glazed door leading to the rear garden and double glazed window to rear aspect, radiator, vinyl flooring. stainless sink and drainer. Worksurface with space and plumbing for washing machine, tumble dryer and fridge.

Door to garage.

LOUNGE

Double glazed window to front aspect, carpeted, gas fireplace with wooden surround. Glazed double doors leading into the dining room.

DINING ROOM

Carpeted, radiator, arch opening into the conservatory.

CONSERVATORY

Arched conservatory with floor to ceiling windows over looking the rear garden

LANDING

Carpeted, radiator, built in airing cupboard housing the hot water cylinder. Loft access.

BEDROOM ONE

Double glazed window to front aspect, carpeted and built in wardrobes, radiator. Door to ensuite

ENSUITE

Obscured glass window to front aspect., tiled floor and part tiled walls. Low level WC and panelled bath with Aqualisa Shower over. Vanity unit with hand basin.

BEDROOM TWO

Double glazed window to front aspect, radiator, carpet, built in storage cupboard

BEDROOM THREE

Double glazed widow to rear aspect, carpet, fitted wardrobe, radiator

BEDROOM FOUR

Double glazed window to rear aspect, radiator, carpet, fitted wardrobe

BATHROOM

Obscured window to rear aspect, tiled floor and part tiled walls. Panelled bath with Aqualisa Shower over. Pedestal hand basin, low level WC.

GARAGE

Electric roller door and courtesy door leading into the utility room. Power and light and boiler .

EXTERNAL

To the front of the property is a large maintained shrub area to the side and driveway leading to the single garage. The garden to the rear is private and secluded with a lawned area, gravel area with wooden pergola. There is also a useful storage shed, outside tap and power point. There is access to the front on both sides.

LOCATION

Ray Bond Way is within walking distance of the beautiful and historic Aylsham market place. Aylsham boasts a range of amenities from a choice of three supermarkets, a doctors surgery, two chemists dentist, highly rated schools, restaurants and quaint coffee shops.. There are regular weekly markets offering a range of local produce and crafts.

There are also good bus links into Norwich and out to the Coast.

AGENTS NOTE

This property is Freehold.
Mains drainage, electricity and water connected.
Gas fired central heating.
Council Tax Band: E



Viewings

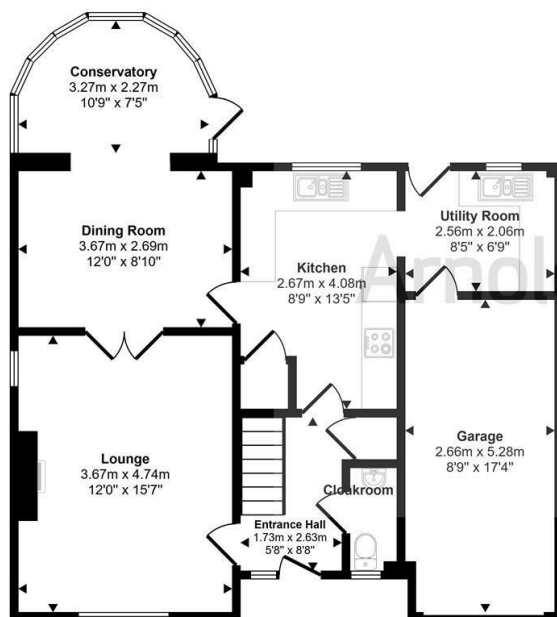
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

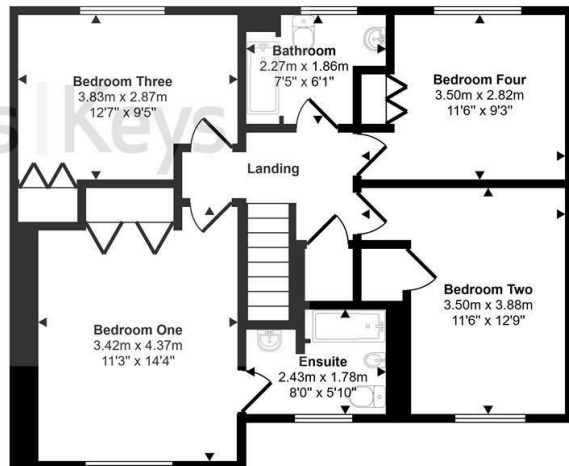
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(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
142 sq m / 1532 sq ft



Ground Floor
Approx 75 sq m / 805 sq ft



First Floor
Approx 68 sq m / 727 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.



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