



**9 Charles Ewing Close, Aylsham, NR11 6LJ**

**Guide Price £475,000**

- THREE DOUBLE BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- CLOSE TO AYLSHAM MARKET PLACE
- BAY FRONTED, DUAL ASPECT LIVING ROOM
- KITCHEN DINER AND UTILITY ROOM
- GENEROUS PARKING WITH DOUBLE GARAGE
- WELL KEPT, LOW MAINTENANCE REAR GARDEN
- SUBSTANTIAL AND WELL PRESENTED ACCOMMODATION



# 9 Charles Ewing Close, Aylsham NR11 6LJ

**\*NO ONWARDS CHAIN\*** A substantial and beautifully presented detached bungalow, ideally situated at the end of a cul-de-sac just a short distance from the market place in Aylsham. The property features parking for multiple vehicles, a double garage and a well kept rear garden.

 3  2  2  D

Council Tax Band: E



## DESCRIPTION

This beautifully presented, bay fronted bungalow is located at the end of a cul-de-sac, conveniently close to the market place in Aylsham. The property offers bright and substantial accommodation comprising a kitchen/diner with utility room leading to the double garage, a spacious hallway leads to the dining room, dual aspect living room, three bedrooms; one with ensuite, a family bathroom and a separate cloakroom. Externally, the property presents a brick weave driveway offering parking for multiple vehicles and a double garage. There is an enclosed rear garden which features a decked area and is mainly paved, making it ideally low maintenance.

## UTILITY ROOM

uPVC door to front, fitted with wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, wall and base units, timber door to rear porch, tiled.

## REAR PORCH

Timber door to garden, windows to side aspects, door to double garage.

## KITCHEN DINER

A dual aspect room with two double glazed windows to rear aspect, bay window to front, Bosch oven and microwave inset, 5 ring gas hob with hood, tiled, space for dishwasher, integrated fridge.

## LIVING ROOM

Double glazed bay window to side aspect, patio door to side, window to side, carpet, radiator, gas fireplace with ceramic hearth.

## DINING ROOM

Patio door to garden, carpet, radiator.

## CLOAKROOM

WC and wash hand basin fitted into vanity unit, tiled floor and walls, radiator, extractor fan.

## HALLWAY

Built in storage cupboard, carpet, radiator, door to front entrance.

## BEDROOM ONE

Dual aspect room with double glazed window to rear and side aspect, carpet, radiator, built in wardrobes, door to ensuite

## ENSUITE

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising corner cubicle with electric Mira shower, vanity unit with WC and wash hand basin, heated towel rail and radiator, tiled flooring, shaver charging point.

## BEDROOM TWO

Double glazed window to side aspect, radiator, carpet, TV aerial point.

## BEDROOM THREE

Double glazed window to side aspect, carpet, radiator.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with electric 'Mira' shower over, vanity unit with WC and wash hand basin, shaver charging point, heated towel rail, tiled flooring.

## EXTERNAL

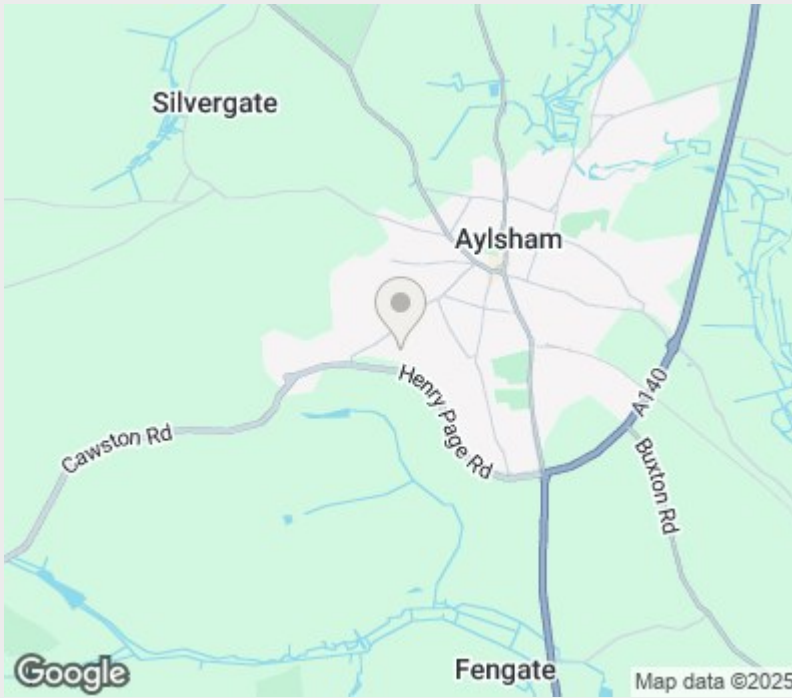
To the front the property features a brick weave driveway with parking for multiple vehicles and access to the double garage which has up and over doors, power and lighting. The rear garden is ideally low maintenance, laid with brick weave and features a decked area surrounded with wisteria.

## AGENTS NOTE

This property is Freehold.  
Mains drainage, electricity and water connected.  
Mains gas central heating.  
Council tax: E (Broadland)

## 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.

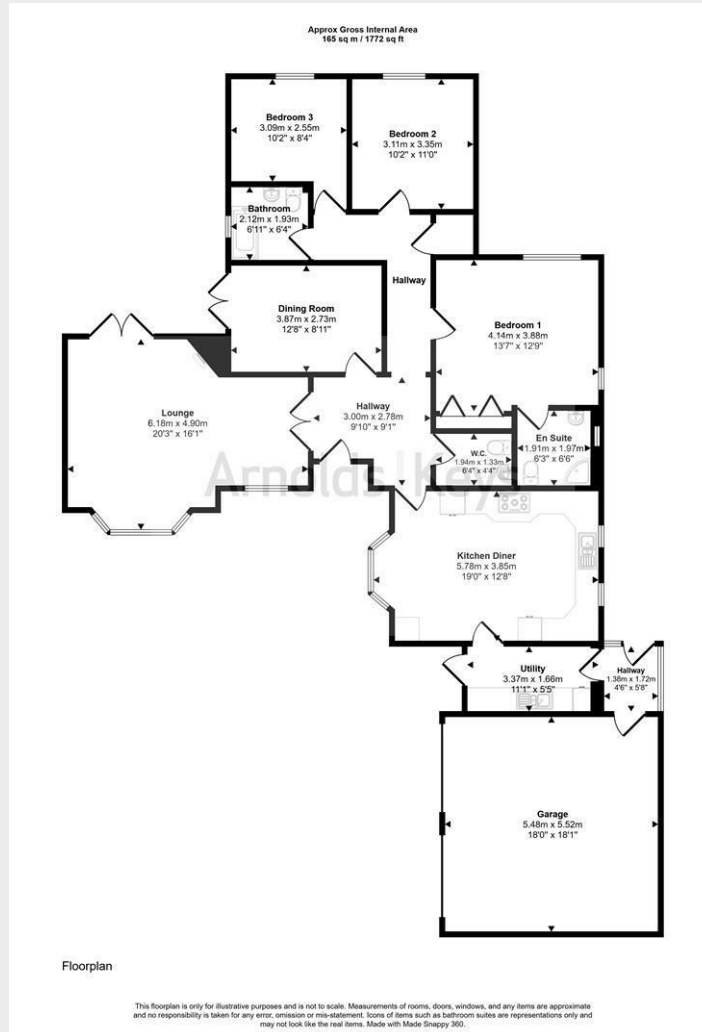


## Viewings

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</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	



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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