



**23 Breeze Avenue, Aylsham, NR11 6WF**

**Guide Price £375,000**

- DETACHED FAMILY HOME
- MAIN BEDROOM WITH ENSUITE
- CONTEMPORARY STYLE KITCHEN
- OFF ROAD PARKING AND GARAGE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- SOUTH WEST FACING REAR GARDEN
- CLOSE TO MARKET PLACE



# 23 Breeze Avenue, Aylsham NR11 6WF

A well presented family home situated within the popular Norfolk Homes development close to the market place in Aylsham. The property boasts spacious and practical accommodation with a delightful enclosed garden, garage and off road parking.



Council Tax Band: D



## DESCRIPTION

Situated within the popular Norfolk Homes development, this well presented family home offers bright and spacious accommodation with an entrance hall, dual aspect living room leading to the dining room, conservatory, modern kitchen/breakfast room, ground floor cloakroom, four bedrooms; one with an ensuite, and a family bathroom to the first floor. Externally, the property offers a brick weave driveway providing parking for two vehicles, an integral garage and a delightful south west facing rear garden.

## ENTRANCE HALL

Composite door to front entrance, carpet, built in storage cupboard, doors to:-

## LIVING ROOM

Double glazed window to front and two to side aspect, carpet, fireplace currently housing electric wood burner with timber mantle over, double doors to dining area.

## DINING ROOM

Door to conservatory and living room, carpet flooring.

## CONSERVATORY

uPVC door to rear, tiled flooring.

## CLOAKROOM

WC, tiled flooring, wash hand basin, extractor fan.

## FIRST FLOOR LANDING

Airing cupboard with shelving units, carpet, radiator.

## BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in wardrobes, door to:-

## ENSUITE

Double glazed velux window to front aspect, shower cubicle with electric Triton shower, WC, pedestal wash hand basin, carpet, radiator, shaver charging point and extractor fan.

## BEDROOM TWO

Double glazed window to rear aspect, built in wardrobes, carpet, radiator,

## BATHROOM

Double glazed velux window to rear aspect, fitted

with a three piece suite comprising bath with electric Triton shower over, WC, pedestal wash hand basin, tiled flooring, radiator with rail over, shaver charging point, extractor fan.

## BEDROOM THREE

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

## BEDROOM FOUR

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

## EXTERNAL

To the side of the property is a brickweave driveway providing parking for two vehicles and access to the garage. To the front a paved pathway leads to the front door with a small lawned area either side. The rear garden is south west facing, fully enclosed and laid to lawn with borders of mature shrubs and hedging.

## AGENTS NOTES

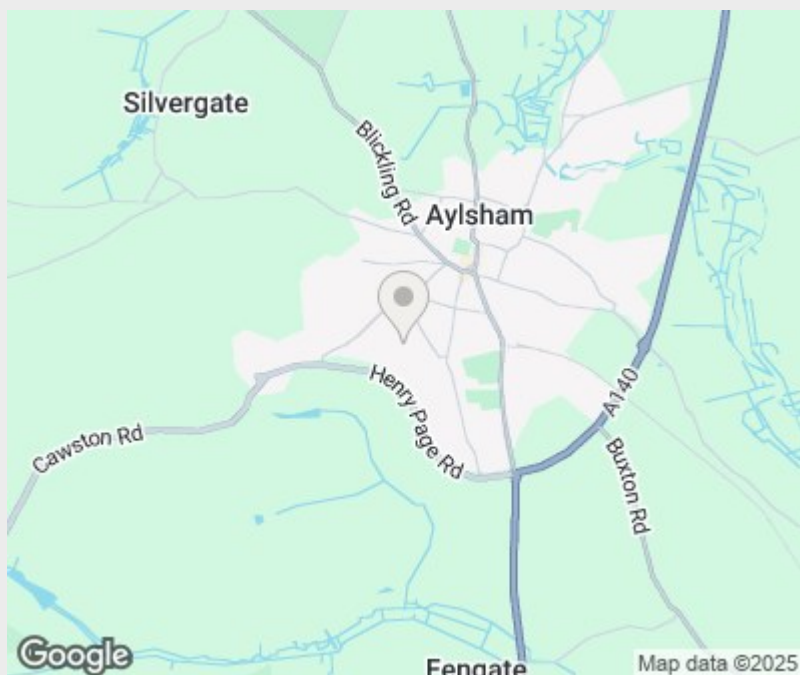
This property is Freehold.

Council tax band: D

Mains water, drainage, electricity and gas connected.

## 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.



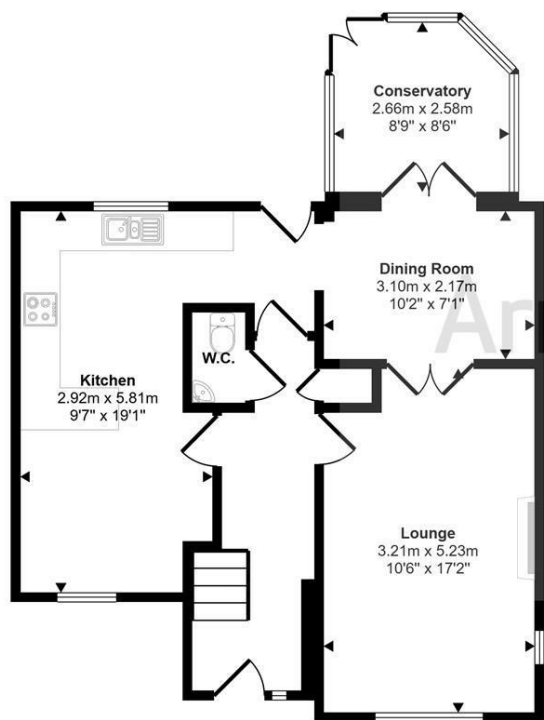
## Viewings

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

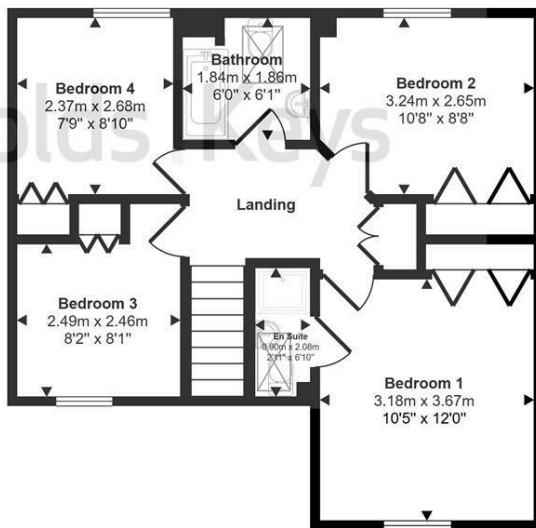
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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

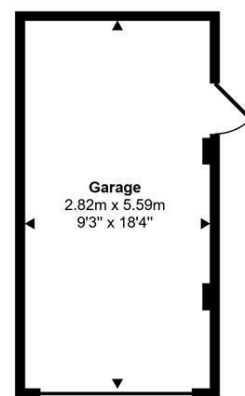
Approx Gross Internal Area  
128 sq m / 1381 sq ft



Ground Floor  
Approx 61 sq m / 656 sq ft



First Floor  
Approx 52 sq m / 555 sq ft



Garage  
Approx 16 sq m / 170 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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