



**46 Buckenham Road, Aylsham, NR11 6GB**

**Guide Price £360,000**

- THREE STOREY TOWN HOUSE
- OFF ROAD PARKING AND GARAGE
- THREE/FOUR BEDROOMS
- ENCLOSED REAR GARDEN
- POPULAR MODERN DEVELOPMENT
- VERSATILE AND BEAUTIFULLY PRESENTED
- MAIN BEDROOM WITH ENSUITE
- WALKING DISTANCE TO MARKET PLACE

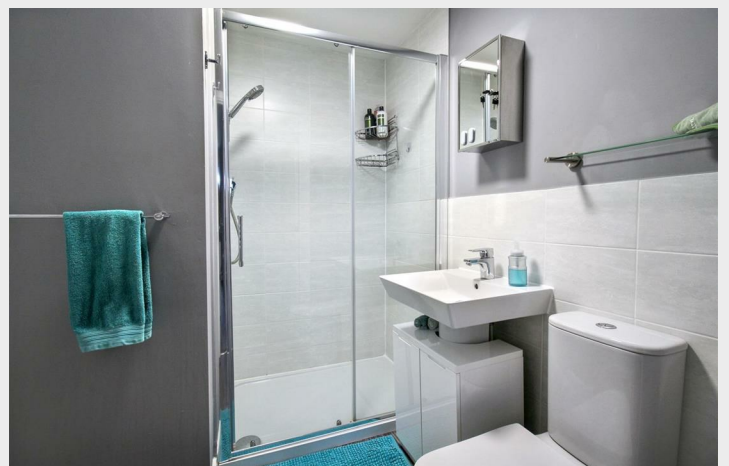
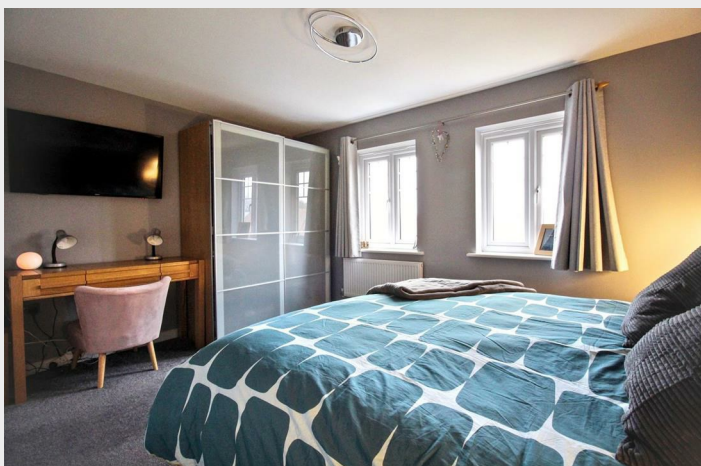


# 46 Buckenham Road, Aylsham NR11 6GB

Situated within the popular Bure Meadows development, this fantastic town house overlooking the green offers beautifully presented accommodation over three storeys. The property boasts versatile accommodation with three/four bedrooms, off road parking and access to the garage.

 3  2  2  B

Council Tax Band: D



## DESCRIPTION

Located within the popular Bure Meadows development within walking distance to the sought after market place of Aylsham, this delightful three storey townhouse offers versatile and contemporary accommodation. The property comprises an entrance hall with cloakroom, utility cupboard, home office and a kitchen diner/family room with French doors leading to the rear garden. To the first floor is a double bedroom, bathroom and living room (which could be used as a fourth bedroom if desired) with a further two double bedrooms; one with a 'Jack & Jill' style ensuite on the second floor.

## GROUND FLOOR

### ENTRANCE HALL

Composite door to front entrance, LVT flooring, utility cupboard with space and plumbing for washing machine, carpeted stairs to first floor.

### HOME OFFICE

Double glazed window to front aspect, fitted with full width fitted desk with built in cupboards above, LVT flooring, radiator.

### KITCHEN DINER/FAMILY ROOM

Double glazed French doors to rear garden with full length windows to either side, LVT flooring and built in understairs cupboard currently utilised as a pantry and two radiators. The kitchen is fitted with a range of wall and base units with inset stainless steel sink and drainer with Kettle hot water tap, integrated appliances include dishwasher, fridge/freezer, wall mounted double electric oven, four ring gas hob and water softener.

## FIRST FLOOR

Carpeted, stairs to first floor and doors to:-

### BATHROOM

Fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, pedestal wash hand basin, WC, vinyl flooring, extractor fan, heated towel rail.

### LIVING ROOM/BEDROOM FOUR

Two double glazed windows to rear aspect, carpet, TV aerial point, radiator.

### BEDROOM THREE

Two double glazed windows to front aspect, carpet, TV aerial point, radiator.

## SECOND FLOOR

Carpeted, airing cupboard with fitted shelves, access to loft which is boarded and fitted with a loft ladder, doors to:-

### BEDROOM ONE

Two double glazed windows to rear aspect, carpet, radiator, TV aerial point, door to ensuite.

### ENSUITE

Door to main bedroom and to landing, double shower cubicle with mains connected shower, pedestal wash hand basin, WC, heated towel rail, extractor fan, vinyl flooring.

### BEDROOM TWO

Two double glazed windows to front, radiator, TV aerial point, carpet.

## EXTERNAL

To the side of the property, the driveway provides access to the single garage which has an up and over door, power and lighting. A side gate provides access to the rear garden which is ideally low maintenance with a paved patio seating area and astroturfed area.

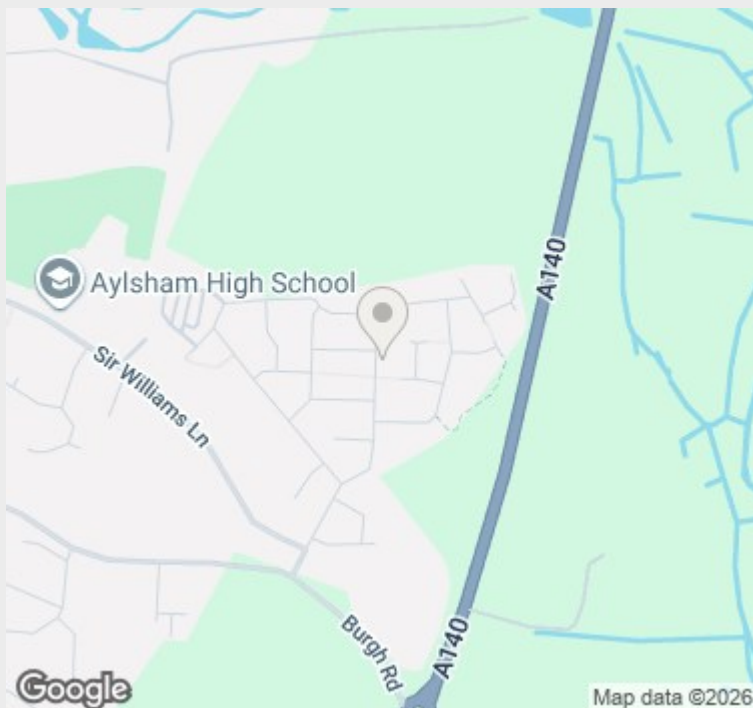
## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity, and water connected.  
Council tax band: D  
Maintenance charge:  
Gas central heating with Hive thermostat.

## LOCATION

Buckenham Road is situated on the 'Bure Meadows' David Wilson Homes development located within walking distance to the market place. 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.





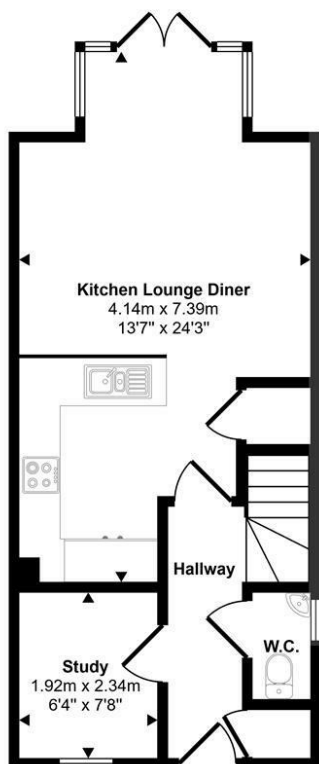
## Viewings

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

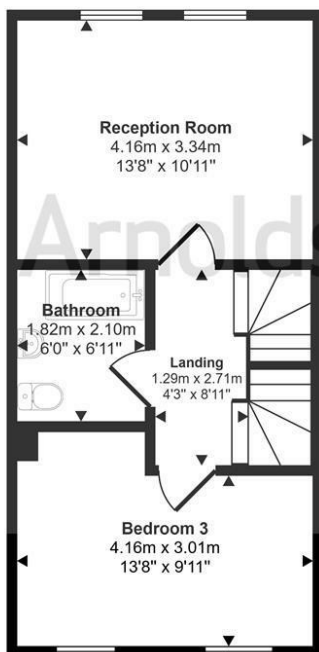
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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

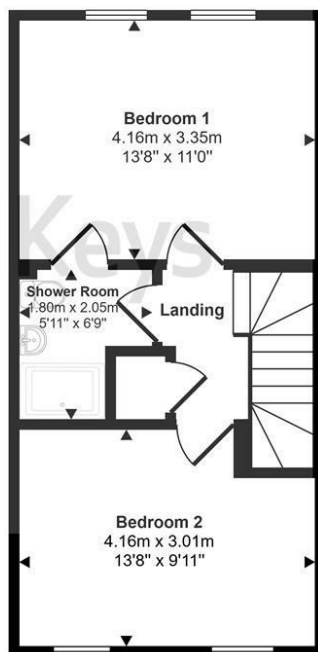
Approx Gross Internal Area  
122 sq m / 1316 sq ft



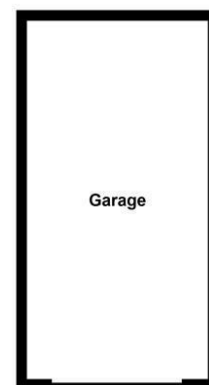
Ground Floor  
Approx 38 sq m / 409 sq ft



First Floor  
Approx 36 sq m / 383 sq ft



Second Floor  
Approx 36 sq m / 389 sq ft



Garage  
Approx 13 sq m / 135 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.

