

## ETHEL TIPPLE DRIVE NORWICH, NR11 6UR

£325,000  
FREEHOLD

This beautifully maintained link detached house in the peaceful residential area of Ethel Tipple Drive in Aylsham comprises of a garage AND off road parking, a stunning, bright living room with archway leading to dining room, a large kitchen with breakfast bar, family bathroom, three bedrooms all with built in wardrobe/storage and beautifully maintained front and rear gardens.

This property is a bright and spacious house built by the well respected local developers Norfolk Homes, is located on the edge of the town of Aylsham and within 20 minutes walk of the historic market place and all of its amenities.

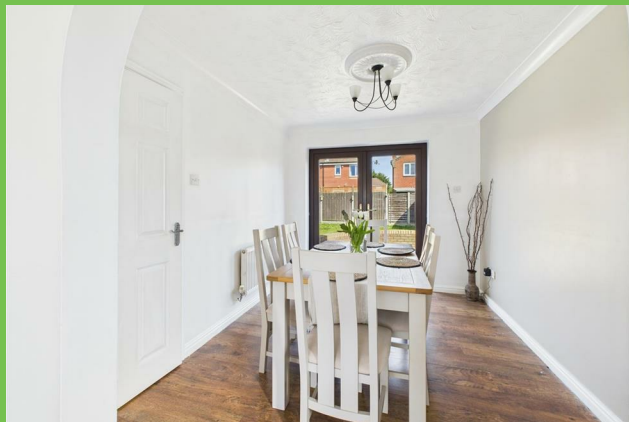
Call Henleys today to arrange a viewing

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Residential Sales & Lettings



## ETHEL TIPPLE DRIVE

- Three Bedrooms • Within 20 minutes walk of Aylsham Market Place • Close to transport links • Family Bathroom • Close to amenities • Garage AND off road parking • Call Henleys to arrange a viewing



### Aylsham

Aylsham is a traditional market town with historic buildings, a traditional market square with regular markets, a Jacobean hall, shops, pubs and tea-rooms along multiple quaint streets.

Aylsham also boasts the beautiful Weavers Way a 61 mile trail, a great off-road route for walking, cycling and horse riding. Linking Cromer to the east Norfolk coast at Great Yarmouth. The town also has a Dentist, a doctors surgery, schools right through from nursery to High School. Great transport links to the city of Norwich and the North Norfolk coastal towns and villages make Aylsham an exciting proposition for families and couples alike.

Less than two miles from the town centre is the beautiful Blickling Hall. Blickling Hall is a stunning Jacobean house, with breathtaking gardens, and was home to the Boleyn family from 1499-1505. Its beautiful picturesque gardens and vast spectacular lake make for the perfect family walk.

### Overview

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wardrobe/storage and beautifully maintained front and rear gardens.

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### Living Room

Double glazed bay window to the front aspect, further double glazed windows to side aspect either side of fireplace, marble effect fireplace and hearth with painted timber mantel, ceiling light with decorative ceiling rose, archway to dining room, door to kitchen and wood effect laminate flooring.

### Dining Room

Double glazed French doors to patio area, wall mounted radiator, ceiling light with decorative ceiling rose, space for dining table, door to kitchen and wood effect laminate flooring.

### Kitchen

Double glazed window and door to rear aspect, wall mounted radiators, wall and base units with stone effect laminate worktop, space for under counter fridge/freezer AND space for tall fridge freezer, anthracite coloured sink with drainer and mixer tap, integrated oven, gas hob with integrated extractor over, two built in storage cupboards, stainless steel second sink with drainer and mixer tap, breakfast bar, door to

garage, tiled splashback and tile effect vinyl flooring.

### Bedroom One

Double glazed window to front aspect, wall mounted radiator, TV point, mirrored folding door wardrobe and carpeted floor.

### Bedroom Two

Double glazed window to rear aspect, wall mounted radiator, mirrored folding door wardrobe and carpeted floor.

### Bedroom Three

Double glazed window to front aspect, wall mounted radiator, built in storage and carpeted floor.

### Bathroom

Obscured double glazed window to rear aspect, wall mounted radiator, bath with shower over (and shower curtain), close coupled WC, built in furniture with recessed basin, tiled splashback and tile effect vinyl flooring.

### Garage

Power and lighting, up and over door and carpeted floor. (garage currently used for storage)

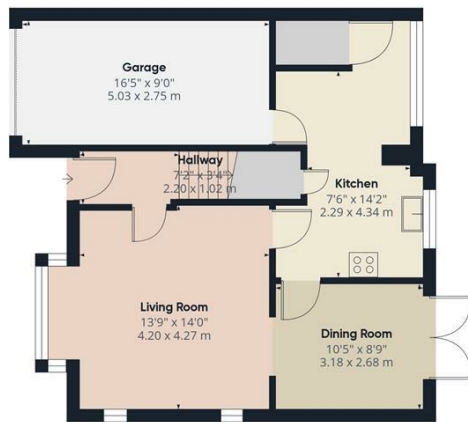
### Outside

Driveway and off road parking with a lawned area to the right hand side of the driveway.

The rear garden comprises of a walled patio area a lawn area and a storage shed. The rear garden is fully enclosed by fencing.

## 31 ETHEL TIPPLE DRIVE





Ground Floor



Floor 1

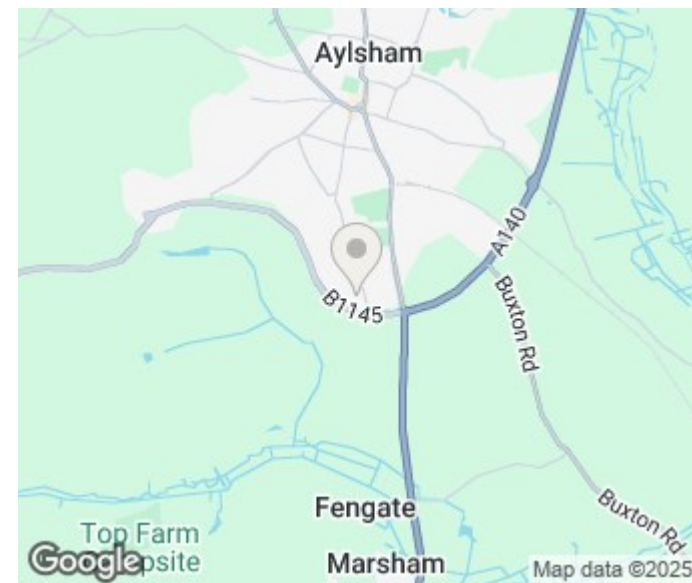
Approximate total area<sup>®</sup>  
1052.93 ft<sup>2</sup>  
97.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	