



135A Norwich Road, Aylsham, NR11 6JQ

£1,350 Per Month

- Versatile accommodation
- En- suite, shower room and family bathroom
- 2 Reception Rooms
- Garage and ample off-road parking
- 4 Bedrooms
- Sun Room with underfloor heating
- Favoured location convenient for town centre
- Gas central heating and double glazing

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Located on Norwich Road in Aylsham, this impressive detached chalet offers a generous living space, making it an ideal family home. The property combines modern design with the warmth of a traditional residence, ensuring comfort and style throughout.

The property boasts a variety of well-appointed rooms, including a stylish kitchen/breakfast room, living room, dining room, sun room and utility. All designed for comfort, providing ample space for family gatherings or peaceful evenings at home. With multiple bedrooms and three bathrooms, there is plenty of room for everyone, ensuring privacy and tranquillity.

The property features gas central heating managed by a Hive thermostat, which can be controlled remotely via an app. Additional highlights include double glazing throughout, a detached garage, generous off-road parking and a wrap-around garden.



Council Tax Band: E



Located within walking distance of Aylsham town centre, this home benefits from a friendly community and convenient access to local amenities, schools, and transport links. The surrounding area is rich in history and natural beauty, offering a perfect blend of rural charm and modern conveniences.

EPC Rating - C. Council Tax - E.

Entrance Hall

UPVC Front door, radiator, cream carpets, 2 double plug sockets, under stairs cupboard, double airing cupboard.

Kitchen/ Breakfast Room

22'11 x 11'04

Dual aspect UPVC double glazed window, radiator, cream tiled flooring throughout, integrated double oven and hob, a range of blue base and wall mounted units, space for white goods, 7 double plug sockets, 2 single plug sockets, TV and telephone point., double wooden glazed doors into;-

Living Room

12'06 x 18'00

UPVC double glazed patio door leading to the garden, dual aspect UPVC double glazed windows, radiator, cream carpet, electric fireplace with marble effect hearth, 4 double plug sockets, TV aerial and telephone point.

Utility

10'08 x 5'06

UPVC double glazed door out to the garden, radiator, single sink, a range of base and wall units, plumbing for washing machine and dryer, cream tiled floor, water softener, boiler.

Dining Room

11'04 x 14'03

UPVC double glazed patio doors into the sun room, UPVC double glazed window, radiator, cream carpet, 3 double plug sockets, TV port and telephone point, loft hatch.

Sun Room

UPVC double glazed door into the garden, UPVC double glazed windows and brick surround, underfloor heating, cream tiled flooring throughout, 3 double plug sockets.

Bedroom One

14'09 x 11'04

UPVC double glazed window with security grille, radiator, cream carpet, 2 double built in wardrobes, 4 double plug sockets, TV and telephone point.

En Suite

4'02 x 7'10

UPVC double glazed window, heated towel rail, fully tiled, fitted shower cubical, pedestal basin and low level WC.

Bedroom 4/ Study

10'05 x 6'06

UPVC double glazed window, radiator, cream carpet, 3 double plug sockets, telephone point.

Shower Room

6'04 x 6'05

UPVC double glazed window, heated towel rail, tiled throughout, fitted shower cubical, pedestal basin and low level WC.

Stairs and Landing

UPVC double glazed window, Velux window, cream carpet, 1 double plug socket

Bedroom 2

max 12'07 x 16'03

Velux window, radiator, cream carpets, access to eaves storage, 2 built in cupboards, 4 double plug sockets, TV aerial and telephone point.

Family Bathroom

11'00 x 5'05

Velux window, heated towel rail, white and grey tiles throughout, pedestal basin, low level WC, bath with shower attachment.

Bedroom 3

max 17'05 x 16'03

Velux window, radiator, cream carpets, access to eaves storage, 2 built in cupboards, 4 double plug sockets, TV aerial and telephone point.

TENANT NOTES

The deposit for this property is £1557.

EPC Rating C. Council Tax Band B.

Please be aware that marketing photographs for

this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £311.53. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.







Directions

Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:
C

