



OFFERS OVER

£300,000

Lancaster Gardens, Norwich, NR11 6LD

Arnolds | Keys



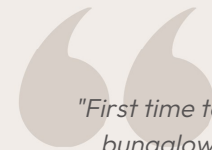
THE PROPERTY

36 Lancaster Gardens, Norwich, NR11 6LD

This well presented three bedroom detached bungalow is tucked away in a quiet cul de sac in the highly sought after market town of Aylsham.

The property offers spacious and comfortable accommodation, featuring an entrance hall, a generously sized kitchen, lounge, a modern family bathroom, three well proportioned bedrooms, and a conservatory overlooking the rear garden.

Set back from the road, the bungalow enjoys a long private driveway providing ample off road parking, along with a single garage. To the rear, the enclosed garden is mainly laid to lawn, offering a private and peaceful outdoor space, ideal for relaxing or entertaining.



"First time to the market in over 25 years, this three bedroom detached bungalow has remained in the same ownership since 1999 and now presents a rare opportunity to acquire a home in this sought after location"



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THE DETAILS

Property Details

ENTRANCE HALL

Double glazed obscured glass front door to side aspect, carpet, coving, radiator, Loft access, cupboard housing boiler.

BEDROOM THREE

Double glazed window to front aspect, carpet, coving, radiator

BEDROOM TWO

Double glazed window to front aspect, carpet, coving, radiator.

KITCHEN

Double glazed window to side aspect, Vinyl flooring, coving, radiator. Range of wall and base units with worksurface over, stainless steel sink and drainer, tiled splashbacks. Space for oven, extractor hood over, space for fridge and washing machine.

BATHROOM

Double glazed obscured glass window to side aspect, vinyl flooring, coving, wall mounted towel heater, fully tiled walls. W/C and hand basin within a combination unit. Wooden panelled bath with Mira Shower over.

BEDROOM ONE

Double glazed window to rear aspect, carpet, coving, radiator.

LOUNGE

Double glazed high level, obscured glass window to side aspect, patio doors leading into the conservatory. Carpet, coving, radiator. Feature obscured glass panelling.

CONSERVATORY

Fully glazed and aluminium conservatory with vinyl flooring.

EXTERNAL

To the front of the property there is a large gravelled area with a mature tree and a path to the side giving access to the rear garden. A concrete drive provides parking for several cars and leads to the single garage and outside tap.

GARAGE

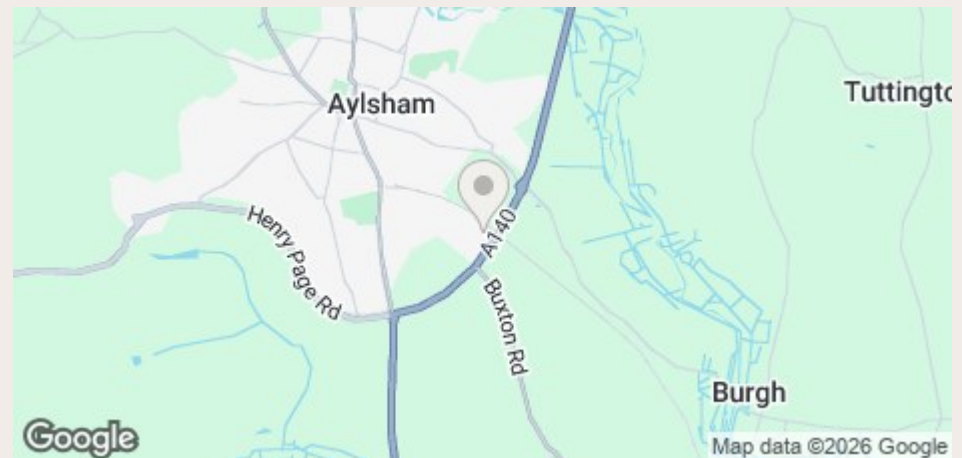
Single, attached garage with an up and over door, window to the rear and courtesy door. Power and light.

AGENTS NOTES

36 Lancaster Gardens is a Freehold property.

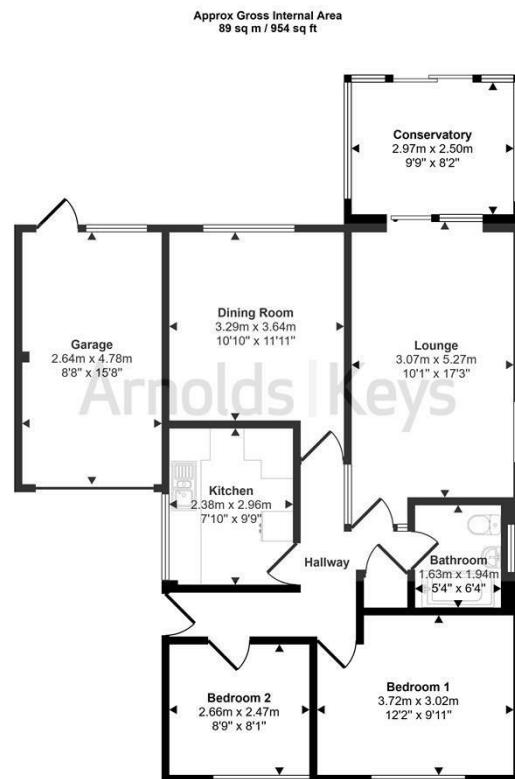
Mains drains,

Gas, Water and electric are all connected.



Location

Aylsham is a thriving and historic market town in the heart of North Norfolk, offering an excellent range of independent shops, cafés, restaurants and everyday amenities. Renowned for its attractive Georgian architecture and welcoming community, the town provides highly regarded schools, regular markets and convenient access to Norwich, the Norfolk Broads and the stunning North Norfolk coastline, making it a popular choice for families, professionals and retirees alike.



Floorplan

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.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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