



10 Margaret Lilly Way, Aldborough, NR11 7PA

Guide Price £230,000

- NO ONWARDS CHAIN
- RECENTLY REDECORATED THROUGHOUT
- SOUTH FACING REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER VILLAGE LOCATION
- WALKING DISTANCE TO THE GREEN
- TWO DOUBLE BEDROOMS
- WELL PRESENTED ACCOMMODATION

10 Margaret Lilly Way, Aldborough NR11 7PA

NO ONWARDS CHAIN A well presented semi detached bungalow situated within the popular village of Aldborough, just a short walk from The Green. The property boasts bright and versatile accommodation with a delightful south facing rear garden.



Council Tax Band: A



DESCRIPTION

This beautifully presented bungalow enjoys a prime position in the highly desirable village of Aldborough, just a short stroll from the picturesque village green. Recently redecorated throughout, the property offers a spacious entrance hall providing access to a cloakroom, two double bedrooms, a utility/boot room, a comfortable living room, a well appointed kitchen with breakfast bar, and a family bathroom. Outside, the property benefits from attractive front and rear gardens, with the south facing rear garden providing an ideal space to relax and enjoy the sunshine.

ENTRANCE HALL

uPVC door to front, laminate flooring, electric storage heater, two double built in cupboards; one housing water tank and a separate built in cupboard.

CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, laminate flooring.

BEDROOM ONE

Dual aspect room (formerly split into two single rooms) with double glazed window to side and front aspect, laminate flooring, electric storage heater.

BEDROOM TWO

Double glazed window to rear aspect, laminate flooring, electric storage heater.

UTILITY/BOOT ROOM

uPVC door to garden, laminate flooring.

LIVING ROOM

Double glazed window to rear aspect, electric fireplace, laminate flooring, two electric storage heaters.

KITCHEN

Double glazed window to front aspect, wall and base units with inset stainless steel sink and drainer, space for free standing fridge freezer, breakfast bar, space and plumbing for washing

machine and a slimline dishwasher, Indesit electric oven with cooker hood over, vinyl flooring.

BATHROOM

Double glazed window with obscured glass to front aspect, bath with electric Triton shower over, wash hand basin, vinyl flooring, electric wall mounted heated.

EXTERNAL

To the front the property features a well maintained front garden which is laid to lawn with a border of mature plants and a pathway to the front door. To the rear the property boasts a delightful south facing rear garden which is also laid to lawn and features a large shed with an established blossom tree and variety of shrubs.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: A

This property is sold with a Section 157 restriction, therefore potential buyers must have lived or worked in Norfolk for 3 years.

LOCATION

Aldborough is a desirable North Norfolk village centred around a picturesque village green, offering a strong sense of community and a range of everyday amenities including a village shop, Post Office, primary school, doctor's surgery, pharmacy and traditional pub. The nearby market town of Aylsham is approximately 5 miles away, while the popular coastal town of Cromer is around 7 miles north.

Surrounded by attractive countryside, Aldborough is ideally positioned for enjoying both the Norfolk coast and rural landscape. The historic city of Norwich is approximately 16 miles away, providing extensive shopping, dining and transport connections, while the popular towns of Sheringham and Holt are within easy reach.



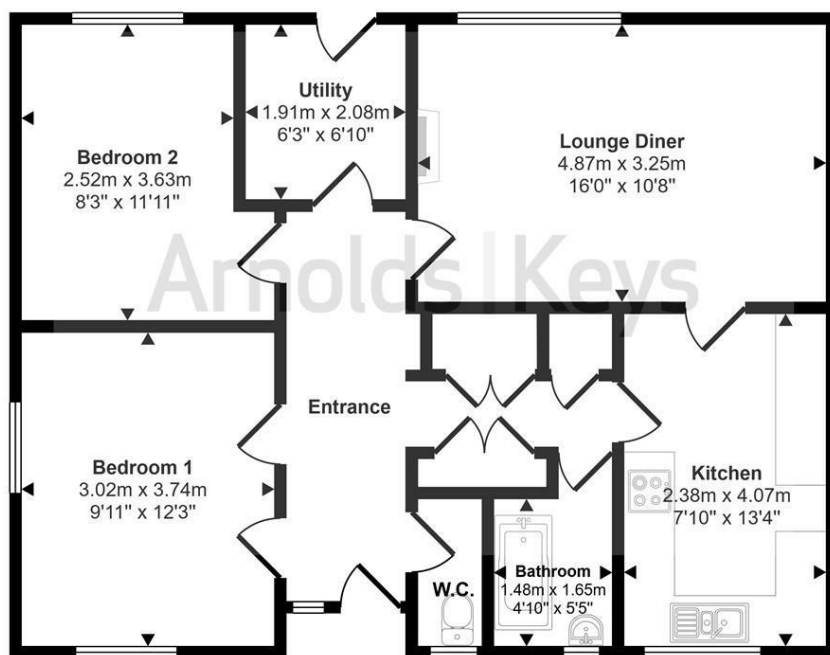
Viewings

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) A		
(81-91) B		
(69-80) C		
(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	

Approx Gross Internal Area
71 sq m / 766 sq ft



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.

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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.