

24 | Liz Jones Way | Aylsham | NR11 6FL

£230,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Beautifully presented two bedroom semi detached house
- Spacious lounge with feature fireplace
- Contemporary kitchen/diner with patio doors to the garden
- Two generous double bedrooms
- Ground floor cloakroom and modern family bathroom
- Two allocated off road parking spaces
- Enclosed rear garden with patio seating area, backing onto Marriott's Way
- Gas central heating and double glazing
- Situated towards the end of a cul-de-sac on a modern residential development
- Ideal for first-time buyers, downsizers or investors

About the Property

Looking for a home you can move straight into? This beautifully presented two-bedroom semi-detached house could be just what you've been waiting for. Offering modern, well-planned accommodation throughout, the property is ideal for first-time buyers, downsizers or investors.

The accommodation comprises an entrance hall, ground floor cloakroom, spacious lounge with a feature fireplace and useful understairs storage, and a contemporary kitchen/diner with space for appliances and double doors opening onto the rear garden. Upstairs are two generous double bedrooms and a modern family bathroom. Further benefits include gas central heating and double glazing.

Situated towards the end of a cul-de-sac on a modern residential development in the popular market town of Aylsham, the property benefits from two allocated off-road parking spaces and an attractive enclosed rear garden backing onto Marriott's Way.

With over 600 sq. ft. of accommodation, a modern interior and a great location, this is a fantastic opportunity for anyone looking for a home that's ready to enjoy from day one.



















The Outside

The property is positioned towards the end of a cul-de-sac and benefits from two allocated off-road parking spaces to the front, both finished in brickweave. There is also a small lawn, a gravelled area and a paved pathway leading to the front entrance door. Gated side access leads through to the rear garden.

To the rear is an attractive, enclosed garden, mainly laid to lawn with slate borders to both sides and a patio seating area at the rear. The garden also enjoys the added benefit of backing onto Marriott's Way, a popular walking and cycling route.

Location Overview

The property is situated on a modern residential development on the edge of the popular market town of Aylsham, less than half a mile from the town centre.

Aylsham offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, pubs, schools, a medical centre, dentist, library and leisure facilities.

For those who enjoy the outdoors, the nearby Marriott's Way and Weavers' Way provide scenic routes for walking, cycling and exploring the Norfolk countryside. Aylsham is also home to the popular Bure Valley Railway, which runs through the countryside to Wroxham and the Norfolk Broads.

The location is particularly convenient for those looking to enjoy both town and country living, with Norwich city centre and the beautiful North Norfolk coastline both approximately 30 minutes away by car.

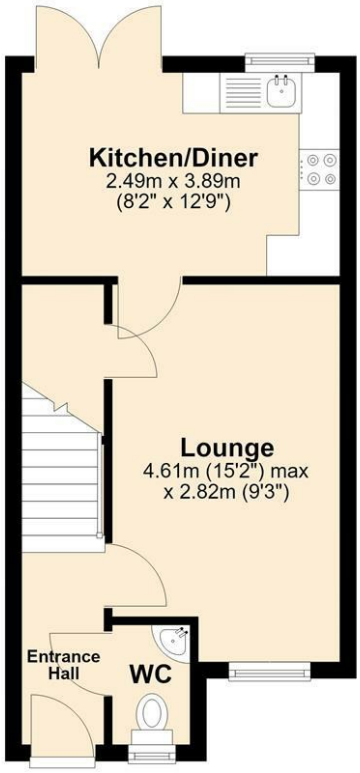
Estate Charges & Additional Information

Please note there is an annual estate management charge, estimated to be in the region of 269.14 per annum, payable for the upkeep of communal areas.



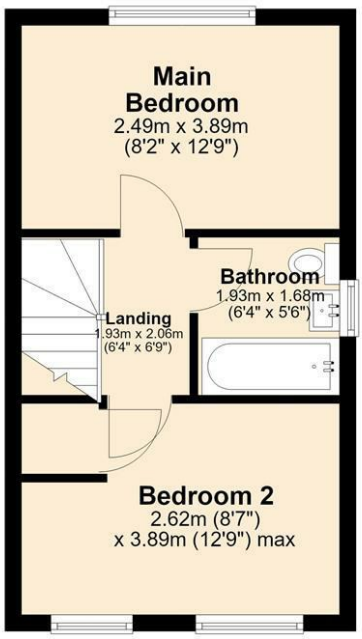
Ground Floor

Approx. 30.2 sq. metres (325.6 sq. feet)



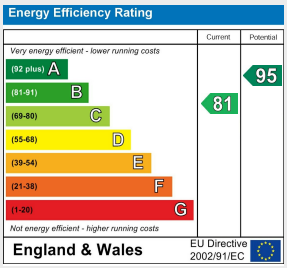
First Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 58.2 sq. metres (626.4 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold

Council Tax Band: B

Local Authority: Broadland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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