



GUIDE PRICE

£475,000

Sears Close, Aylsham, NR11 6JB

Arnolds | Keys



THE PROPERTY

25 Sears Close, Aylsham, NR11 6JB

**** SOLD PRIOR TO MARKETING**** High demand for similar properties, please contact us for more information.

25 Sears Close is an exceptional detached bungalow, located within a quiet cul-de-sac, yet just a short stroll from Aylsham's vibrant Market Place.

Beautifully presented throughout, the property welcomes you via an entrance porch before opening into a spacious and well planned interior. There are three bedrooms, including an en-suite shower room to main bedroom and a stylishly appointed family bathroom.

The impressive lounge flows seamlessly into the heart of the home—an outstanding open plan kitchen, dining and seating area. Flooded with natural light and high ceilings it has been thoughtfully designed for contemporary living and is perfect for everyday family life as well as entertaining on a larger scale, with an effortless connection to the beautifully landscaped gardens.

Outside, the property has a private drive and a single garage, gated side access and rear gardens, lovingly designed and meticulously maintained by the current owners. Richly planted and thoughtfully arranged, the gardens provide a private and tranquil setting in which to relax, entertain or simply enjoy the changing seasons.



"At the heart of the home is a beautifully designed open kitchen and dining space, combining contemporary style with exceptional practicality. Perfectly suited to modern family living, it provides an inviting setting for everyday meals, entertaining guests and creating lasting memories with family and friends."



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THE DETAILS

Property Details

ENTRANCE PORCH

Composite front door, floor to ceiling double glazed obscured windows to side aspect, tiled floor. Radiator.

HALL

Carpet, access to loft, airing cupboard with shelving.

BEDROOM ONE

Double glazed window to front aspect, coving, radiator, built in wardrobes and bedside cabinets and separate drawer unit. Radiator.

EN SUITE

Double glazed obscured window to side aspect. tiled floor, fully tiled walls, shower cubicle, W/C, vanity unit with inset hand basin. Heated towel rail

BATHROOM

Double glazed obscured window to side aspect, tiled floor, fully tiled walls, Shower cubicle with a Systempool Shower, shaver point, heated towel rail, W/C, vanity unit with inset hand basin.

BEDROOM THREE/ STUDY

Arched opening from the hall. Double glazed window to front aspect, carpet, Radiator

BEDROOM TWO

Double glazed window to front aspect, carpet, built in wardrobes, radiator.

LOUNGE

Carpet, coving, radiator, opening into the kitchen/ dining room.

KITCHEN/DINING ROOM

Double glazed windows to rear aspect, gable-end windows and skylights in the vaulted ceiling, tiled floor, 'spicy red' kitchen units Wren Kitchens. Built in appliances including 2 warming drawers and coffee machine. Under floor heating

UTILITY ROOM

Double glazed door to side aspect, tiled floor, 'spicy red' units from Morton and built in appliances. Underfloor heating

AGENTS NOTES

Sears Close is Freehold.

Broadland district Council

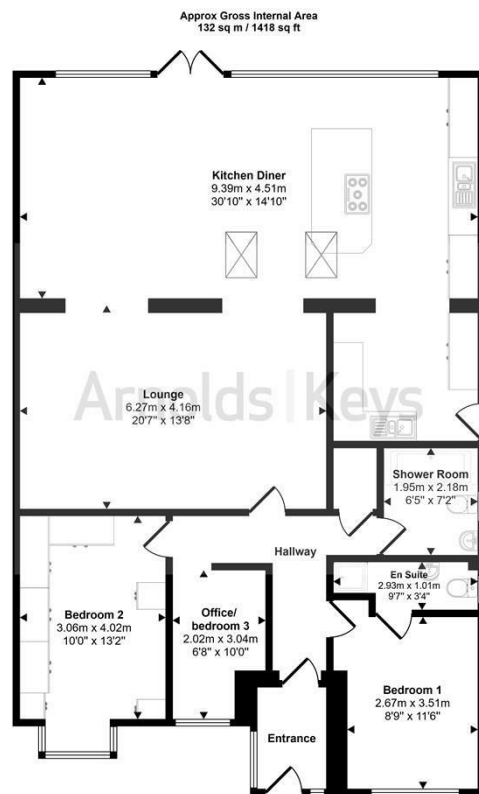
Mains drains

Gas, electric and water are all connected.



Location

Aylsham is a thriving historic market town that combines period charm with modern convenience. Dating back over 1,000 years and recorded in the Domesday Book, its attractive Georgian market square remains the heart of the community, hosting regular markets, independent shops, cafés and local events throughout the year. Perfectly positioned just 12 miles from Norwich and within easy reach of the North Norfolk coast, Aylsham offers an enviable lifestyle with excellent access to countryside walks, cycling routes, quality schools and a welcoming community atmosphere.



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		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(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