

# Arnolds | Keys



46 Starling Close, Aylsham, Norfolk, NR11 6XG

Guide Price £400,000

- EXTENDED AND BEAUTIFULLY PRESENTED MODERN HOME
- CLOSE TO AYLSHAM MARKET PLACE
- FOUR BEDROOMS
- SPACIOUS KITCHEN DINER
- PARTIALLY WALLED ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GARDEN ROOM
- MAIN BEDROOM WITH ENSUITE

# 46 Starling Close, Aylsham NR11 6XG

Situated within the sought after Norfolk Homes development, this beautifully presented modern home has been extended and altered over time to provide bright, spacious and versatile accommodation. The property boasts off road parking and an enclosed, partially walled garden.



Council Tax Band: D



## **DESCRIPTION**

This delightful and well presented home is ideally located at the entrance of quiet cul-de-sac, close to parks and walking distance to Aylsham market place. Having been extended over time the property boasts spacious and versatile accommodation comprising an entrance hall, lounge with double doors to the kitchen diner and garden room with log burner, utility room with integrated appliances and converted garage serving as a bedroom, study or snug with a further three bedrooms, one with ensuite and family bathroom to first floor. The property features off road parking with access to the enclosed rear garden with shed & astro turf.

## **ENTRANCE HALL**

Composite door to front entrance, Karndean flooring, radiator, door to downstairs cloakroom, carpeted stairs to first floor and built in under stairs cupboard.

## **CLOAKROOM**

Double glazed window with obscured glass to side aspect, WC, vanity unit with wash hand basin, radiator, Karndean flooring.

## **LOUNGE**

Box bay double glazed windows to front aspect, carpet, radiator, double doors to kitchen/diner:-

## **KITCHEN DINER**

Fitted with a range of wall and base units, work surface over with inset ceramic sink and drainer, Quooker tap, NEFF induction hob with extractor hood over, integrated NEFF double oven, fridge, dishwasher, radiator, opening into garden room:-

## **UTILITY**

Integrated freezer, space & plumbing for washing machine, double glazed window & door to rear aspect, access to Bedroom Three:-

## **BEDROOM THREE**

Double glazed window to front aspect, carpet, radiator, loft access, door to utility:-

## **GARDEN ROOM**

Karndean flooring, log burner with ceramic edging, double glazed windows to side aspects, sliding door to rear aspect, two sky lights and under floor heating.

## **FIRST FLOOR LANDING**

Carpet, radiator, storage cupboard, airing cupboard & loft access

## **BEDROOM ONE**

Double glazed window to front aspect, built in wardrobes with mirrored front, carpet, radiator, door to ensuite:-

## **ENSUITE**

Double glazed window with obscured glass to front aspect, three piece suite comprising WC, vanity unit with wash hand basin, shower cubicle, laminate flooring, heated towel rail.

## **BEDROOM TWO**

Double glazed window to rear aspect, built in wardrobe with mirrored front, carpet, radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect, built in wardrobe with mirrored front, carpet, radiator.

## **FAMILY BATHROOM**

Double glazed window & obscured glass to rear aspect, three piece suite comprising panelled bath with shower over & glass screen, part tiled walls, vanity unit with hand basin inset, wall mounted heated towel rail, laminate flooring.

## **EXTERNAL**

To the front the corner property is approached over a single driveway leading to a porch. To the rear the garden is mainly laid to astro turf with a patio seating area and a shed.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Gas fired central heating.

Council tax band: D (Broadland)

## **LOCATION**

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

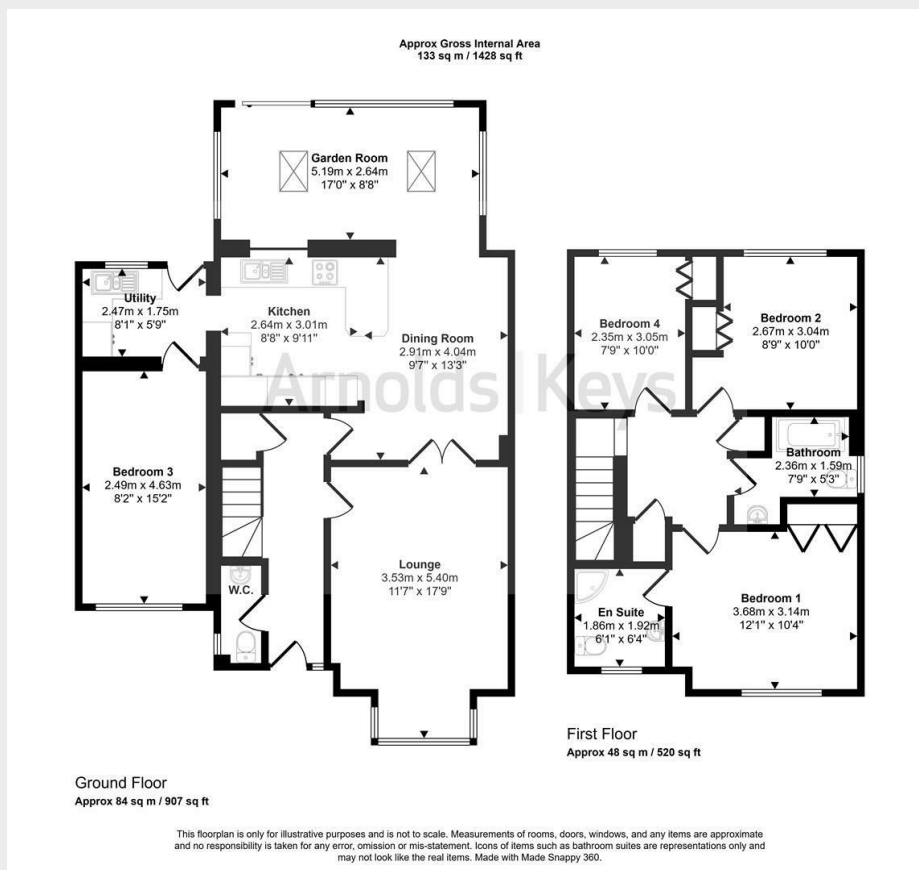


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

