



John O'Gaunt Close, Aylsham, Norwich, NR11 6DG

welcome to

John O'Gaunt Close, Aylsham, Norwich

>>> No Onward Chain <<<

A 3 Bedroom Semi-Detached house in the town of Aylsham which has been updated and extended and includes accommodation comprising re-fitted Kitchen, Living with wood burner, Cloakroom & re-fitted Bathroom. Outside offers driveway parking, Carport and enclosed rear garden.



Description

Offered with No Onward Chain don't miss this updated & extended Semi-Detached house set in a cul-de-sac location in the popular market town of Aylsham. The property enjoys internal accommodation to include Entrance Hall, re-fitted Kitchen, Living Room with wood burner, Dining Room/Sitting Room with patio doors to rear garden and Cloakroom to the ground floor, whilst upstairs has landing with loft access, 3 Bedrooms & a re-fitted Bathroom. Outside offers driveway providing off-road parking and leading to a Carport, while to the rear is an enclosed garden with paved area & summer house.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a Doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

Entrance Hall

Front door opens into hall with stairs to first floor, under stairs cupboard, wood effect flooring, radiator and doors to Living/Dining Room & Kitchen.

Living Room

Wood burner inset to fireplace, TV point, wood effect flooring, front aspect double glazed window.

Kitchen

Re-fitted with a range of wall & base units, marble effect work surface over with matching splash back and sink & drainer unit with mixer tap. Electric oven with electric hob, plumbing and space for washing machine and space for fridge/freezer. Wood effect flooring and double glazed window with view over rear garden.

Dining Room/ Sitting Room

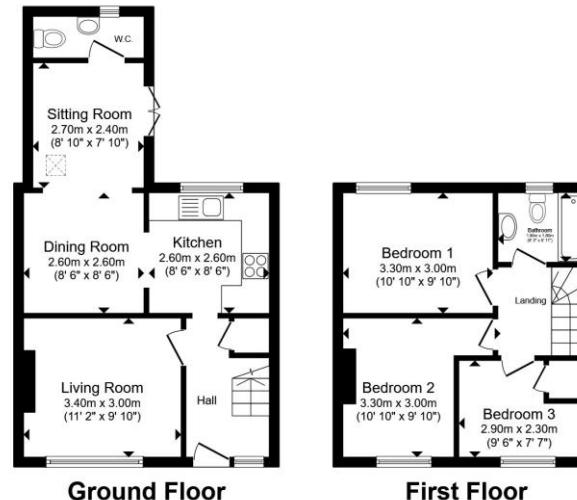
Wood effect flooring, two tall wall mounted radiator, double glazed patio doors to garden & door to Cloakroom.

Cloakroom

Suite comprising low level WC, wash basin vanity unit, wood effect flooring and double glazed window.

First Floor Landing

Double glazed window over stairwell, loft access, carpeted flooring and doors to Bedrooms & Bathroom.



Total floor area 69.5 m² (748 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Bedroom One

Exposed floorboards, fitted wardrobe & shelving, TV point and rear aspect double glazed window.

Bedroom Two

Exposed floorboards, radiator & front aspect double glazed window.

Bedroom Three

Over stairs cupboard, carpeted flooring, radiator & front aspect double glazed window.

Bathroom

Re-fitted suite comprising low level WC, counter top circular wash basin with vanity unit and bath with mixer tap & shower attachment. Tiled effect flooring, heated towel rail & double glazed window.

Outside

To the front of the property is a gravel garden with paved stone & planted border and a driveway which provides off-road parking and leads to a Carport which has an access gate to the rear garden.

To the rear is a large paved area adjoining the property with a path leading to a lawned area and summer house and has planted borders.



welcome to

John O'Gaunt Close, Aylsham, Norwich

- No Onward Chain
- Updated & Extended Semi-Detached House
- Re-Fitted Kitchen & Living with Wood Burner
- Dining Room/Sitting Room with Patio Door to Rear Garden
- 3 Bedrooms
- Cloakroom & Re-Fitted Bathroom
- Ample Off-Road Parking & Enclosed Rear Garden with Patio
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£270,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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