

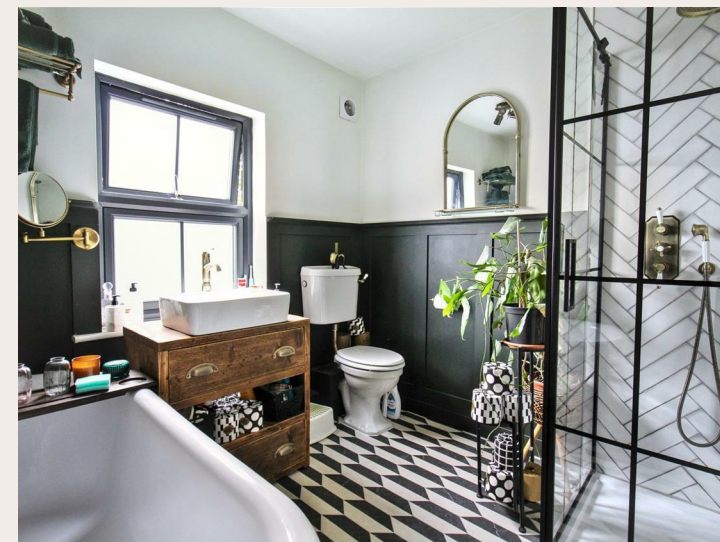


OFFERS OVER

£280,000

Buxton Road, Norwich, NR11 6JD

Arnolds | Keys

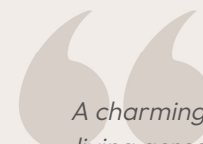


THE PROPERTY

3 Buxton Road, Norwich, NR11 6JD

A charming Victorian mid terrace home, ideally positioned within easy walking distance of the market place. Having been thoughtfully adapted over the years, the property now offers a well balanced and versatile family home, with attractive accommodation arranged over three floors.

The ground floor features a welcoming entrance hall leading to a bay fronted living room, separate dining room and well appointed kitchen overlooking the garden. To the first floor are two well proportioned bedrooms and a stylish family bathroom, while on the second floor is a dual aspect principal bedroom. Outside, the property enjoys a generous rear garden, providing a lovely private space for relaxing and entertaining.



A charming Victorian home offering beautifully presented and versatile living across three floors, perfectly placed for enjoying the convenience of the market place, while the generous garden provides a wonderful setting for relaxing or entertaining.



THE DETAILS

Property Details

ENTRANCE HALL

Composite door to front entrance, double glazed window to side aspect, tiled flooring, radiator.

LIVING ROOM

Double glazed bay window to front aspect, wooden flooring, fireplace with decorative surround, radiator.

DINING ROOM

Wooden flooring, built in cupboard, radiator, door leading to stairs to the first floor, fitted shelves, open to:

KITCHEN

Double glazed window to rear aspect, wooden flooring, uPVC door to side aspect, fitted with wooden fronted wall and base units, space for free standing fridge freezer, space for oven with four ring gas hob, inset stainless steel sink.

FIRST FLOOR

Carpet flooring.

BATHROOM

Double glazed obscured window to front aspect, fitted with a four piece suite comprising roll top bath with mixer tap and shower head attachment, cubicle with mains connected standard and rainfall shower head, vanity unit with wash hand basin, WC, radiator, vinyl flooring.

BEDROOM TWO

Double glazed bay window to front aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, feature fireplace with decorative surround.

SECOND FLOOR

Carpet, built in cupboard, stairs to second floor.

BEDROOM ONE

A dual aspect room with double glazed Velux window to front and rear aspect, carpet, radiator.

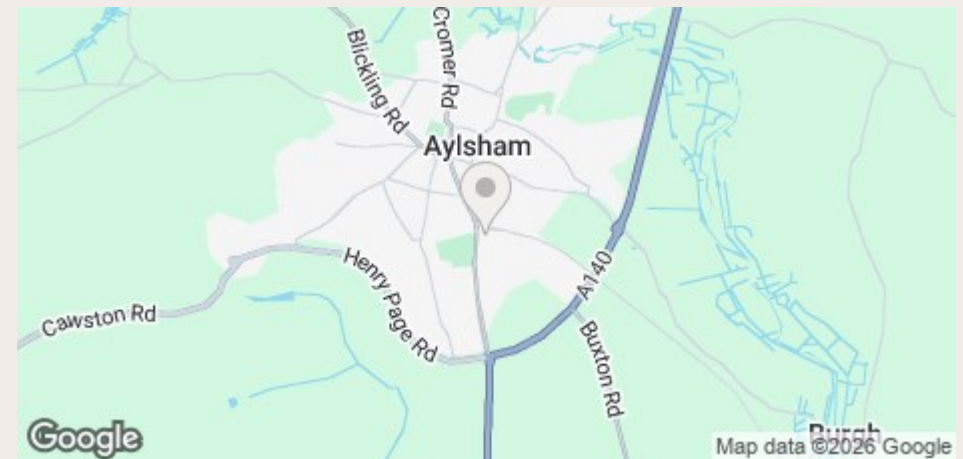
EXTERNAL

To the front the property features a small shingle area with a low lying picket fence and side access to the rear garden. The garden is laid to lawn and features a paved area with an external store room which has space and plumbing for a washing machine. There is a shingle area at the end of the garden and raised decking with a summer house.

AGENTS NOTES

This property is Freehold.

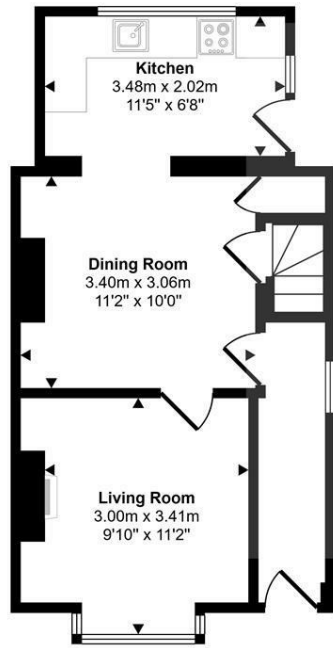
Mains drainage, electricity, water and gas connected.



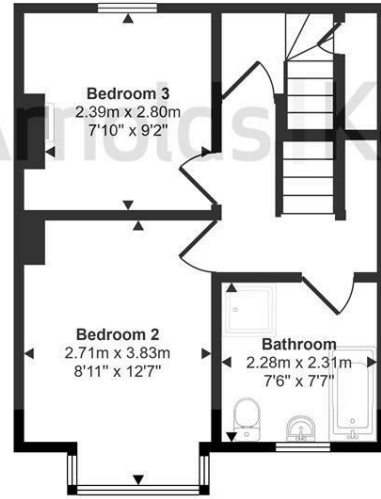
Location

The historic market town of Aylsham, located 9 miles north of Norwich along the River Bure, embodies the charm of a classic Norfolk town. The National Trust marketplace has been a hub for farmers' markets since the 1500s. Aylsham boasts remarkable architecture spanning centuries, including a magnificent church rich in Norfolk's history. Nearby, the renowned Blickling Hall, once home to the Boleyn family, attracts visitors year-round. The Bure Valley Railway adds to the town's appeal, offering scenic steam train journeys to Wroxham or Coltishall.

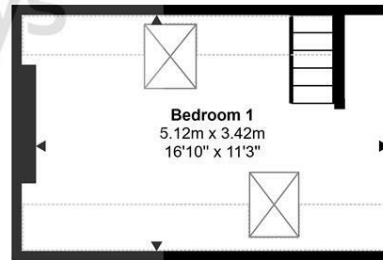
Approx Gross Internal Area
87 sq m / 935 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 33 sq m / 353 sq ft



Second Floor
Approx 18 sq m / 196 sq ft

Denotes head height below 1.5m

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		86
(69-80) C		
(55-68) D	69	
(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