

OFFERS OVER

£300,000

Hobart Lane, Aylsham, NR11 6FA

Arnolds | Keys







THE PROPERTY

27 Hobart Lane, Aylsham, NR11 6FA

A beautifully presented modern home located close to the market place in Aylsham. This four bedroom home offers spacious and versatile accommodation to present the perfect family home. The property boasts two off road parking spaces with a garage and a low maintenance rear garden. Internally the halled entrance leads to the living room and a further reception room, currently used as a home office, a kitchen diner with patio doors to the rear garden, utility room and a cloakroom. To the first floor, the spacious landing leads to four well proportioned bedrooms with the principal room featuring an ensuite and a separate family bathroom.

Offering deceptively spacious accommodation close to Aylsham's market place and local schools, the property provides the ideal family home,

4 2 2 D C

THE DETAILS

Property Details

ENTRANCE HALL
Composite door to the front entrance, vinyl flooring, radiator, carpeted stairs to first floor.

BATHROOM
Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, pedestal wash hand basin. WC, heated towel rail, vinyl flooring, extractor fan.

FIRST FLOOR LANDING
Carpet, built in cupboard with shelving units.

BEDROOM ONE
Double glazed window to rear aspect, built in wardrobes, radiator, door to:-

ENSUITE
Double glazed window with obscured glass to rear aspect, cubicle with mains connected standard and rainfall shower head, WC, pedestal wash hand basin, extractor fan, vinyl flooring, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

BEDROOM FOUR
Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO
Double glazed window to front aspect, radiator, carpet.

HOME OFFICE
Double glazed window to front aspect, vinyl flooring, radiator.

LIVING ROOM
Double glazed window to front aspect, carpet, radiator.

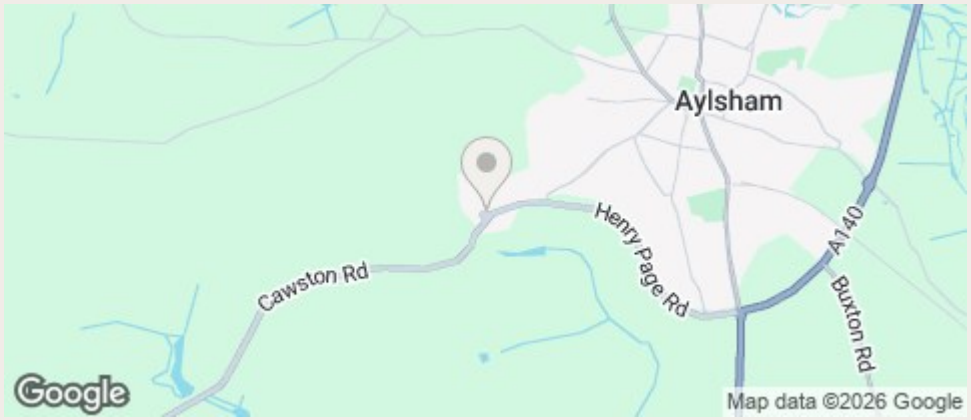
KITCHEN DINER
Double glazed window to rear aspect, double glazed sliding patio door to garden, comprising wall and base units with inset sink and drainer, electric oven, electric hob with cooker hood over, space and plumbing for dishwasher, space for fridge/freezer, vinyl flooring, radiator.

UTILITY ROOM
Composite door to rear garden, base units with worksurface over, space and plumbing for washing machine, wall mounted gas boiler, vinyl flooring, radiator, space for a tumble dryer, door to:-

CLOAKROOM
Fitted with a WC, pedestal wash hand basin, vinyl flooring, radiator.

EXTERNAL
To the front the property features a small front garden with a paved pathway to the front door. There is vehicular access to the side which leads to the two parking spaces and single garage, which has an up and over door, power and lighting. The rear garden is mainly laid to lawn with a patio seating area, courtesy door to garage and paved path to the side gate.

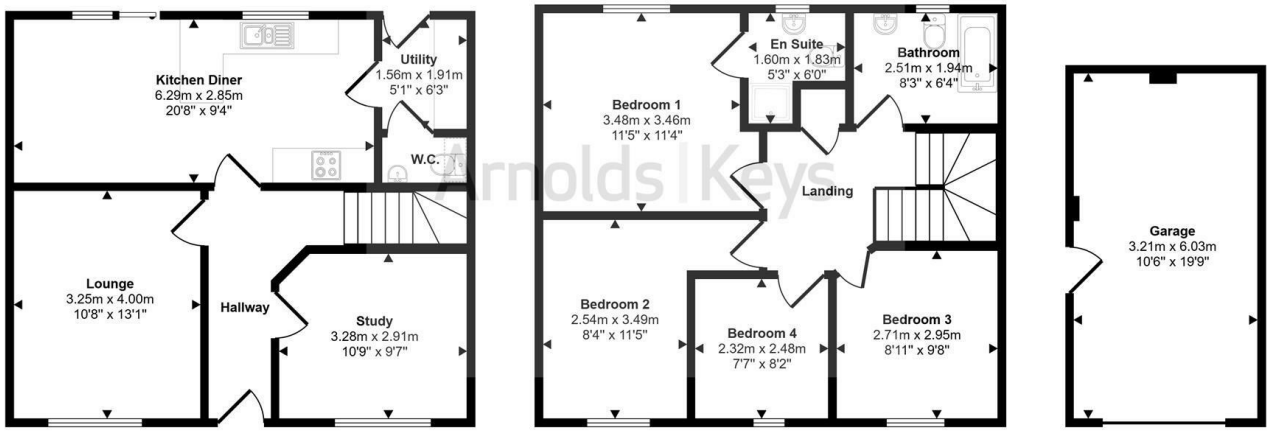
AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, water and gas connected.
Gas central heating.
Annual estate service charge: £252.36



Location

Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities including a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a twice weekly market and well regarded schools. The nearby Bure Valley Path and Railway provide scenic routes, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach. Norwich is accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.

Approx Gross Internal Area
131 sq m / 1412 sq ft



Ground Floor
Approx 56 sq m / 601 sq ft

First Floor
Approx 56 sq m / 603 sq ft

Garage
Approx 19 sq m / 208 sq ft

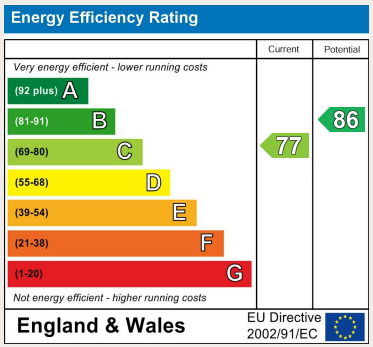
Denotes head height below 1.5m

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

8 Market Place, Aylsham, NR11 6EH
county@arnoldskeys.com
www.arnoldskeys.com
01263 738444

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