



**11 Wrench Close, Aylsham, NR11 6BP**

Guide Price £270,000

- WALKING DISTANCE TO MARKET PLACE
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- TWO/THREE BEDROOMS

- VERSATILE ACCOMMODATION
- ENCLOSED LOW MAINTENANCE GARDEN
- WELL PRESENTED ACCOMMODATION
- SPACIOUS ENTRANCE PORCH

# 11 Wrench Close, Aylsham NR11 6BP

Ideally situated within a quiet cul-de-sac conveniently within walking distance to the market place in Aylsham, this well presented bungalow has been extended over time to boast versatile accommodation with a low maintenance rear garden and off road parking to the front.



Council Tax Band: B



## **DESCRIPTION**

This well presented semi detached bungalow offers bright and versatile accommodation. The home is conveniently located within walking distance to the market place in Aylsham but tucked away within a quiet cul-de-sac and offers off road parking to the front with low maintenance front and rear gardens. Internally, the home offers a large entrance porch, which leads to the hallway, family bathroom, kitchen, living room, two double bedrooms and a further reception room which is currently used as a third bedroom, with patio doors to the rear garden.

## **ENTRANCE PORCH**

uPVC door to front entrance, double glazed French doors to rear and two frosted windows to side, laminate flooring, space and electric for tumble dryer.

## **ENTRANCE HALL**

Laminate flooring, built in storage cupboard, timber framed door to entrance porch.

## **KITCHEN**

Double glazed window to front aspect, inset stainless steel sink and drainer, electric oven with hob and cooker hood over, space and plumbing for washing machine, space for free standing fridge freezer, integrated dishwasher.

## **LIVING ROOM**

Double glazed window to front aspect, laminate flooring, radiator.

## **BEDROOM ONE**

Double glazed window to rear aspect, vinyl flooring, radiator.

## **BEDROOM TWO**

Dual aspect room with double glazed window to side aspect, uPVC door to rear garden, carpet, radiator. Door to:-

## **RECEPTION ROOM/BEDROOM THREE**

Double glazed window to rear aspect, carpet, radiator.

## **EXTERNAL**

To the front the property offers a small front garden which is laid to lawn and bordered with a variety of shrubs with a brick weave driveway to the side. A gate provides side access to an ideally low maintenance and private rear garden which is paved.

## **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.

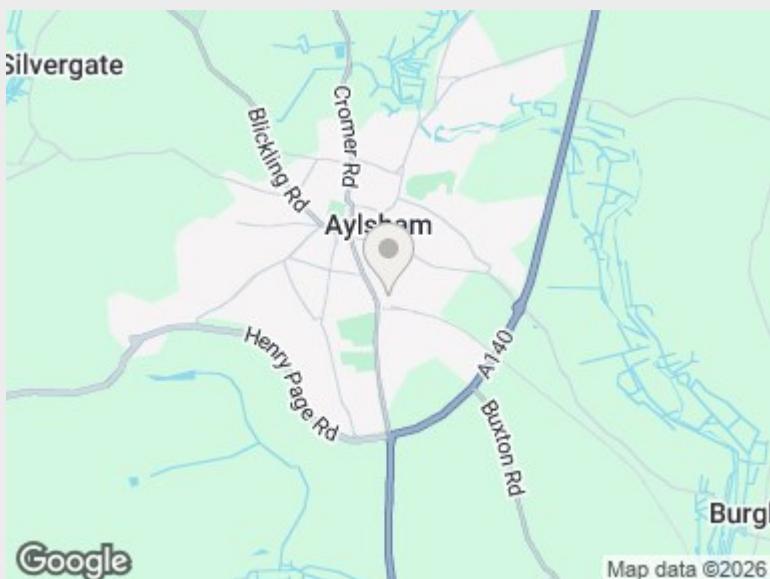
## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Gas fired central heating.

Council tax band: B



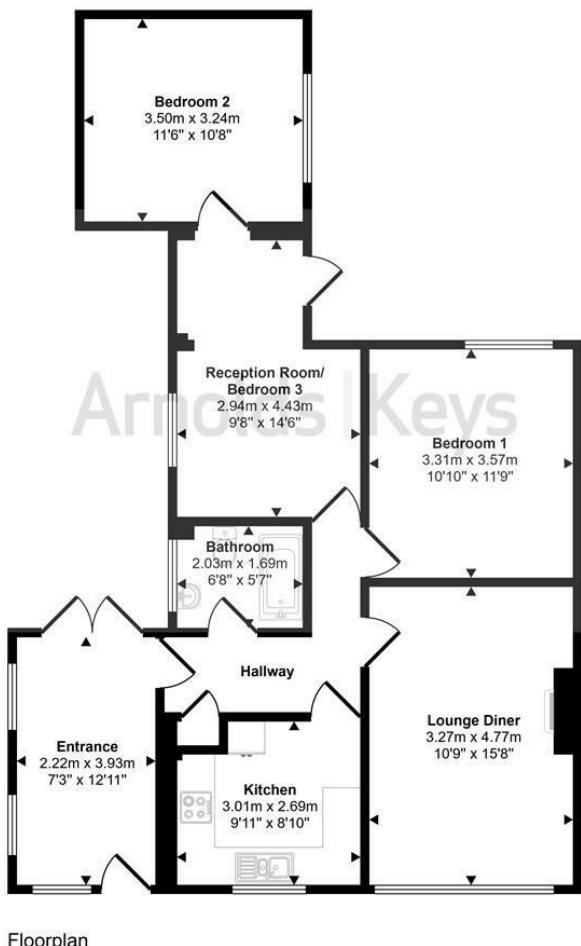
## Viewings

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)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
80 sq m / 865 sq ft



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.

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.

