

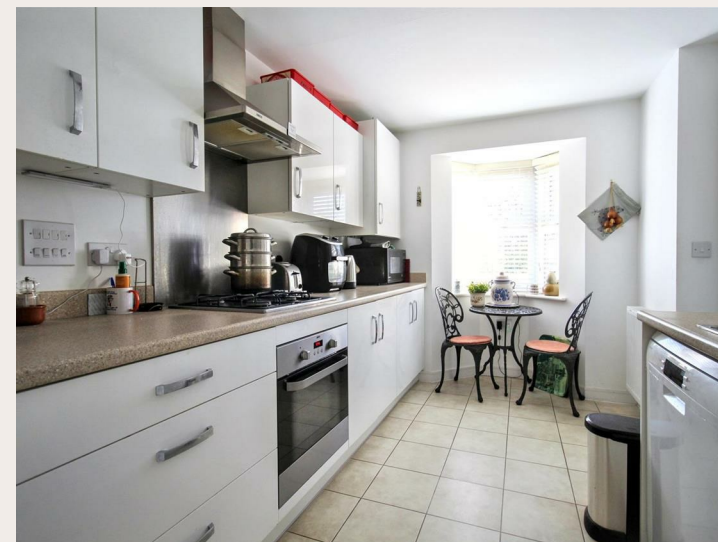


OFFERS OVER

£300,000

Palmerston Way, Aylsham, NR11 6FN

Arnolds | Keys



THE PROPERTY

24 Palmerston Way, Aylsham, NR11 6FN

A beautifully presented home situated within the popular Bure Meadows development, offering modern and practical accommodation in a delightful position. The property is well presented throughout and provides a comfortable and versatile living space.

The accommodation comprises an entrance hall leading to the kitchen, a wonderfully bright and spacious lounge/diner, a conservatory providing a peaceful space to enjoy views over the garden, and a ground floor cloakroom. To the first floor are three bedrooms, with the main bedroom benefiting from an en-suite, together with a separate family bathroom. Outside, the property offers off road parking with a driveway for two vehicles, a garage and a delightful rear garden.



A highlight of the property is it's position on the development, overlooking the memorial garden to the front and backing onto the carpark, creates a spacious feel around the home.



PROPERTY DETAILS

ENTRANCE HALL

Composite door to front, tiled, stairs to first floor, built in cupboard.

CLOAKROOM

Fitted with a WC, wash hand basin

KITCHEN

Double glazed bay window to front, gas four ring hob with cooker hood over, electric fitted oven, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for free standing fridge freezer, radiator, tiled.

BEDROOM ONE

Double glazed window to rear aspect, built in wardrobe, carpet, radiator, door to:-

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a WC, shower cubicle with electric shower, wash hand basin, extractor fan, heated towel rail, shaver charging point, vinyl flooring.

BATHROOM

Double glazed obscured window to side aspect, bath with mixer tap, WC, pedestal wash hand basin, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Carpet, airing cupboard.

BEDROOM TWO

Double glazed bay window to front aspect, carpet, radiator, built in wardrobes.

BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

LOUNGE DINER

A dual aspect room with double glazed window to side aspect and French doors to the conservatory, carpet, radiator, built in understairs cupboard.

CONSERVATORY

Double glazed windows and French doors to rear garden, vinyl flooring.

EXTERNAL

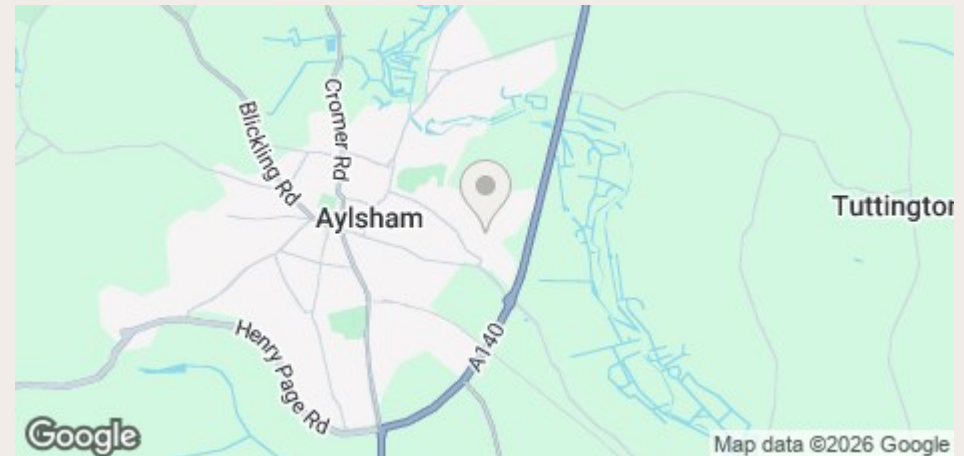
To the front the property features a small front garden with a pathway leading to the front door. There is a brickweave driveway to the side with parking for two vehicles and access to the garage which has an electric door, power and lighting. The rear garden has been beautifully landscaped and is laid to lawn with a pergola seating area patio, shed and borders of mature shrubs.

AGENTS NOTES

This property is Freehold.

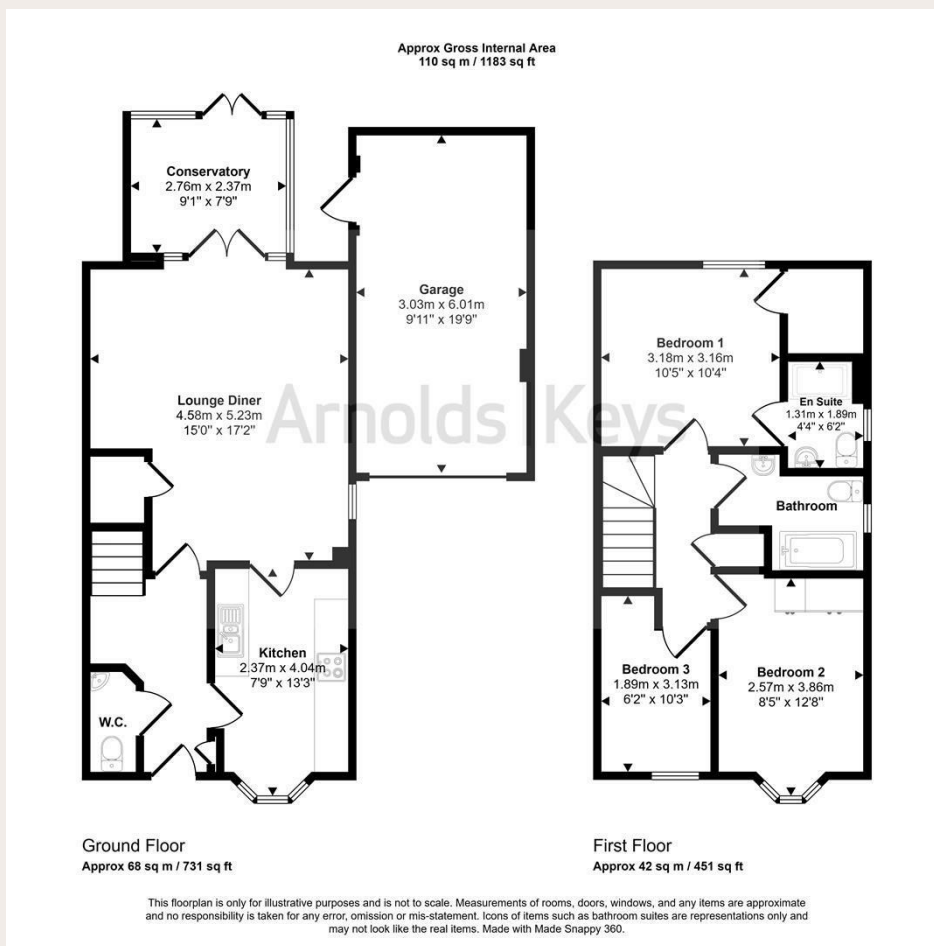
Mains drainage, electricity, gas and water connected.

Annual yearly maintenance charge of £148.



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.



Contact Us

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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