

# Arnolds | Keys



7 Ray Bond Way, Aylsham, NR11 6UT

Offers Over £400,000

- SUBSTANTIAL DETACHED PROPERTY
- CLOSE TO THE MARKET PLACE IN AYLSHAM
- BEAUTIFULLY PRESENTED HOME
- KITCHEN WITH SEPERATE UTILITY ROOM
- DOUBLE WIDTH DRIVEWAY WITH GARAGE
- WELL MAINTAINED PARTIALLY WALLED GARDEN
- MAIN BEDROOM WITH ENSUITE
- FOUR DOUBLE BEDROOMS WITH BUILT IN WARDROBES

# 7 Ray Bond Way, Aylsham NR11 6UT

Ideally situated within the popular Norfolk Homes development, this substantial four bedroom detached property offers the ideal family home. Boasting a delightful rear garden, double width driveway and integral garage whilst being conveniently close to Aylsham market place.

 4  2  3  B

Council Tax Band: D



## DESCRIPTION

This beautifully presented four bedroom home is ideally positioned in a sought after area within the established Norfolk Homes development, close to the market place in Aylsham. The property comprises a spacious entrance hall, leading to the dual aspect living room, dining room, conservatory, kitchen and separate utility room with ground floor cloakroom. To the first floor is the family bathroom and four double bedrooms; one with an ensuite and all benefitting from built in wardrobes. Externally, the property boasts a well maintained and partially walled rear garden with a double width driveway to the front. The properties close proximity to the market place in Aylsham along with its versatile, spacious accommodation create the perfect family home.

## ENTRANCE HALL

Composite door to front entrance, carpet flooring, radiator, carpeted stairs to first floor with built in storage cupboard underneath, door to integral garage.

## LIVING ROOM

A dual aspect room with double glazed windows to front and side aspect, gas fire place with ceramic hearth, carpet, radiator, archway to:-

## DINING AREA

Double glazed window to side aspect, carpet, radiator.

## KITCHEN

Double glazed window to rear aspect, wall and base units with work surface over, inset stainless steel one and a half sink and drainer, space and plumbing for dishwasher, under counter fridge, fitted double electric oven, four ring gas hob with cooker hood over, tiled flooring.

## UTILITY ROOM

Double glazed window to rear aspect, uPVC door to side entrance, base units with work surface over, inset stainless steel sink, space and plumbing for washing machine and dishwasher, tiled flooring, space for undercounted fridge and free standing fridge freezer, radiator.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, vanity unit with wash hand basin, radiator, tiled flooring and partially tiled walls.

## FIRST FLOOR LANDING

Carpet flooring, radiator.

## BEDROOM ONE

Double glazed window to front aspect, built in wardrobes with mirrored front, carpet, radiator, door to ensuite:-

## ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising WC, vanity unit with wash hand basin, shower cubicle with electric shower, shaver charging point, vinyl flooring, heated towel rail.

## BEDROOM TWO

A dual aspect room with double glazed window to front and side aspect, built in wardrobe with mirrored front, carpet, radiator.

## BEDROOM THREE

Double glazed window to rear aspect, built in wardrobe with mirrored front, carpet, radiator.

## BEDROOM FOUR

Double glazed window to rear aspect, built in wardrobe with mirrored front, carpet, radiator.

## EXTERNAL

To the front the property features a double width driveway with a lawn area wrapping around the side, with borders of mature shrubs. A side gate leads to the well maintained rear garden which is partially walled and mostly laid to lawn with a paved patio seating area and a variety of established shrubs and flowers.

## AGENTS NOTES

This property is freedhold.  
Mains drainage, electricity, water and gas connected.  
Council tax band: D  
The property is sold with solar panels.

## 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.



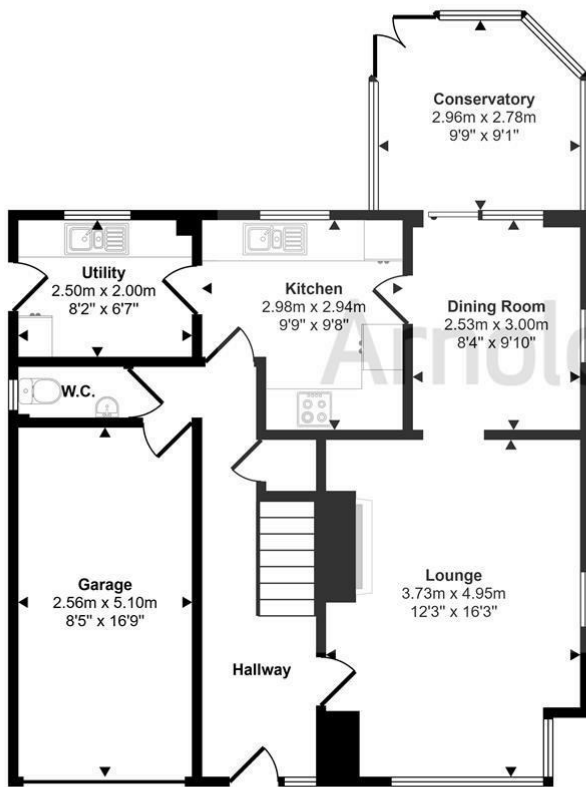
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

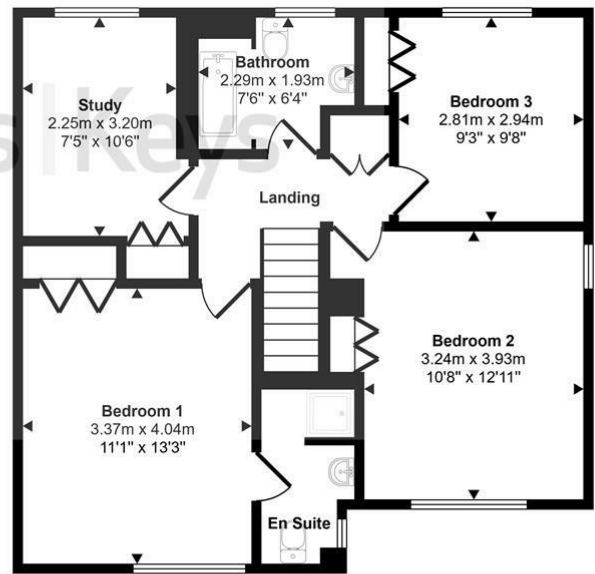
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
138 sq m / 1484 sq ft



Ground Floor  
Approx 74 sq m / 801 sq ft



First Floor  
Approx 63 sq m / 683 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.

