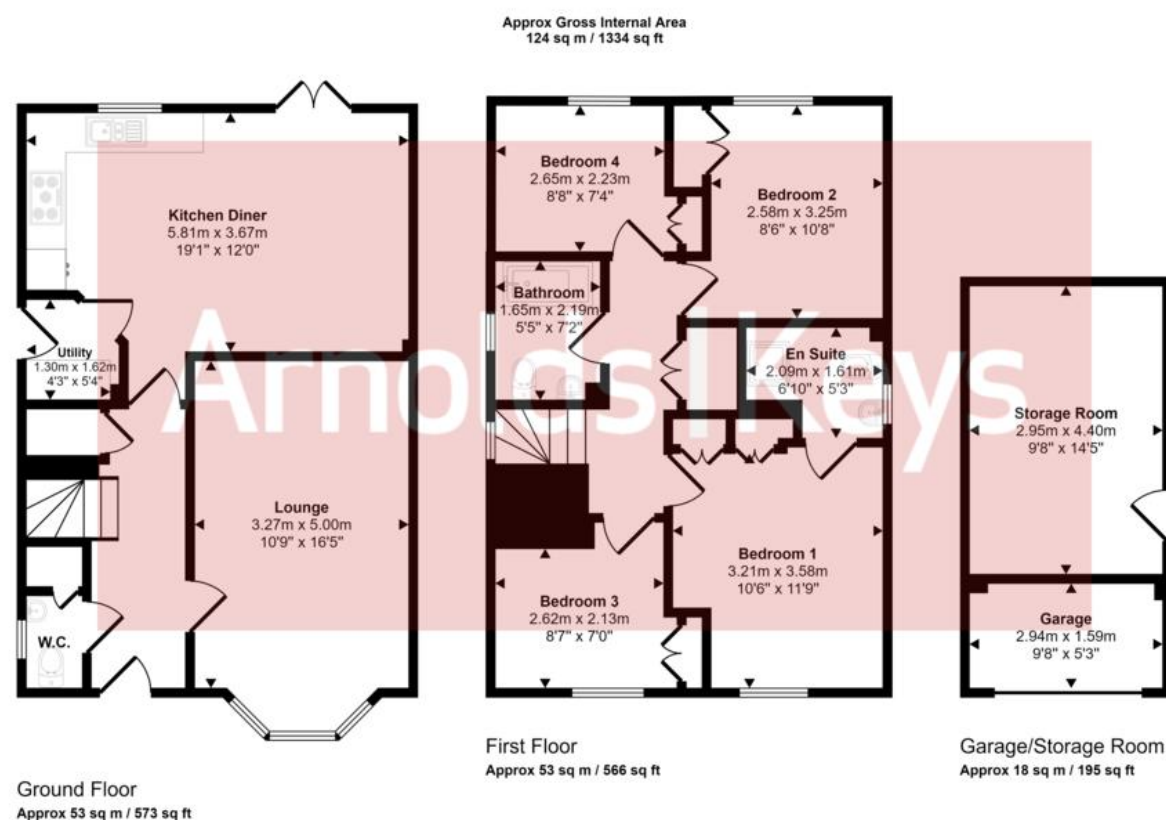
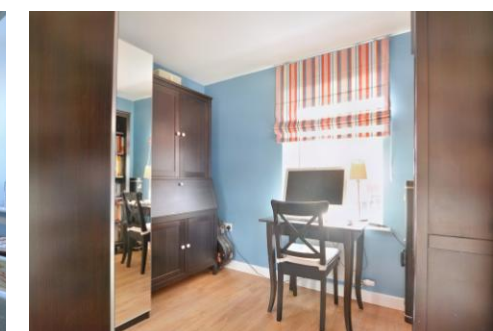




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.



Buckenham Road, Aylsham

Guide Price £400,000

A stunning four bedroom detached family home within a highly sought after location in the popular Market Town of Aylsham. This home is beautifully presented and boasts an enclosed south facing garden.

- South Facing Enclosed Rear Garden
- Four Bedrooms
- Detached Family Home
- Highly Sought After Location
- Immaculately Presented
- Detached Garage Part Converted for Potential Home Office
- Beautiful Kitchen Diner
- Contemporary Style Living
- Close to Local Amenities
- Ensuite to Main Bedroom

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Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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01263 738444

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



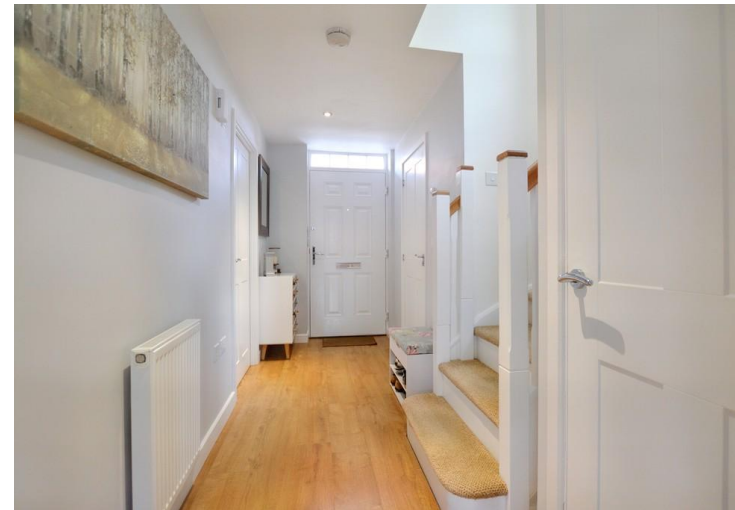
Property Description

This truly stunning home is located in a highly sought-after position within the popular Bure Meadows development, just a stones throw from the ever desirable Market Town of Aylsham. Offering a contemporary lifestyle, this home is perfect for those looking to be closer to local amenities with a property that is 'move in ready.'

Just one of the many stand out features of this four bedroom detached home is the enclosed South facing rear garden which makes the spacious kitchen/diner a beautifully light space all year round. Furthermore, the detached garage has been split by the current owners and part converted with insulation, power and lighting to provide a potential home office/studio space. Internally the property briefly comprises of; entrance hall, downstairs W/C, living room, kitchen diner with utility room, four bedrooms - main bedroom with ensuite and family bathroom. Viewing is highly recommended to appreciate this properties position and the accommodation on offer.

LOCATION

Aylsham benefits from a range of local amenities from a choice of three supermarkets, local independent shops, restaurants/pubs, three schools, doctors surgery and a dentist. Aylsham is also on a bus route and has easy access to the Cathedral City of Norwich and the beautiful



North Norfolk Coast.

Front door into:-

ENTRANCE HALL

Wooden floor, radiator, under stairs cupboard.

WC

Suite comprising pedestal wash hand basin, low level WC, mirrored wall cupboard and built-in storage cupboard that has been converted to shoe storage. Double-glazed window to side, radiator.

LIVING ROOM

Double-glazed bay window to the front, wooden flooring and radiator.

KITCHEN

Fitted with wall and base units with work surface over housing stainless steel sink and drainer. Integrated double oven with extractor hood over, separate ceramic electric hob, space for fridge freezer and dishwasher. Tiled flooring, radiator, double-glazed and patio doors to the rear.

UTILITY ROOM

Fitted with a wall and base unit with work surface over, space and plumbing for washing machine. Wall mounted boiler, tiled flooring and radiator. Door to the rear.

Stairs to first floor, fitted with carpet;-

LANDING

Wood laminate flooring, double-glazed window to side, airing cupboard with shelves and hot water tank.

BEDROOM 1

Built-in wardrobe, double-glazed window to front. Radiator.

ENSUITE

Suite comprising walk-in shower cubicle with mains shower, low level WC and vanity wash hand basin. Heated towel rail.

BEDROOM 2

Built-in wardrobe, radiator, double-glazed window to rear.

BEDROOM 3

Built-in wardrobe, double-glazed window to front.

BEDROOM 4 / STUDY

Double-glazed window to rear, radiator.

OUTSIDE

The property is approached via a driveway with detached garage.

The enclosed rear garden is mainly laid to lawn making it extremely easy maintenance and features a delightful patio seating area. There is an external tap and external power supply.

GARAGE

Divided for potential office space, wired for light and power with fitted shelving units. The garage has been insulated and the floor raised with tiled flooring. UPVC door.

AGENTS NOTES

This property is Freehold.

Gas Central Heating with mains drainage and electric connected.

Council Tax Band: D (£1,516.95)