

# Arnolds | Keys



11 Canon Hoare Road, Aylsham, NR11 6UU

Guide Price £425,000

- SPACIOUS DETACHED FAMILY HOME
- PARTLY WALLED ESTABLISHED REAR GARDEN
- CLOSE TO AYLSHAM MARKET PLACE
- MAIN BEDROOM WITH ENSUITE
- THREE RECEPTION ROOMS
- OFF ROAD PARKING AND GARAGE
- CUL-DE-SAC LOCATION WITHIN POPULAR DEVELOPMENT
- KITCHEN WITH UTILITY ROOM

# 11 Canon Hoare Road, Aylsham NR11 6UU

A substantial four bedroom detached home located on a quiet cul-de-sac within the popular and established Norfolk Homes development. The property boasts bright, spacious and well presented accommodation with a delightful rear garden and off road parking.



Council Tax Band: E



## DESCRIPTION

Ideally located at the end of a quiet cul-de-sac overlooking trees lining the edge of the popular Norfolk Homes development, this substantial four bedroom detached property offers the idea family home conveniently close to the market place in Aylsham. With spacious, bright and well presented accommodation the home comprises an entrance hall, a dual aspect living room, dining room, conservatory for enjoying the delightful views of the garden, kitchen, utility room and integral garage, with four bedrooms; one with an ensuite and a family bathroom to the first floor. Externally, the property boasts an established and enclosed partly walled rear garden, garage and off road parking to the front.

## ENTRANCE HALL

Timber door to front entrance with obscured glass panels, built in storage cupboard, carpet, radiator, stairs to first floor.

## CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, vanity unit with wash hand basin, radiator, carpet.

## KITCHEN

Double glazed window to rear aspect, fitted with a range of wooden fronted wall and base units with inset sink and drainer, four ring gas hob with cooker hood over, inset double electric oven, integrated dishwasher, built in storage cupboard, radiator, vinyl flooring.

## UTILITY ROOM

Timber door to garden, double glazed window to rear, fitted with wooden fronted wall and base units, inset sink and drainer, space for free standing fridge freezer, vinyl flooring, radiator, door to integral garage.

## LIVING ROOM

A dual aspect room with double glazed window to side and front aspect, fireplace with ceramic hearth and wooden mantle over, radiator, carpet, archway leading to dining room.

## DINING ROOM

Double glazed sliding patio doors to conservatory, carpet, radiator.

## CONSERVATORY

Double glazed windows and uPVC door to garden, radiator, tiled flooring.

## FIRST FLOOR LANDING

Carpet, airing cupboard.

## BEDROOM ONE

A dual aspect room with two windows to side aspect and one to front, built in mirrored wardrobes, radiator, carpet, door to-

## ENSUITE

Double glazed window with obscured glass to front aspect, bath with electric shower over, vanity unit with wash hand basin, radiator, bidet, WC, vinyl flooring.

## BEDROOM THREE

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

## BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath with mains shower, corner cubicle with power electric shower, vanity unit with wash hand basin, heated towel rail, carpet.

## BEDROOM TWO

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

## BEDROOM FOUR

Double glazed window to rear aspect, carpet, radiator.

## EXTERNAL

To the front the property is approached via the driveway with a small lawned area to the side and access to the single garage; which has an up and over door, power and lighting. The rear garden is enclosed and partly walled, with a variety of mature shrubs and flowers, lawn and a paved patio seating area.

## AGENTS NOTES

The property is Freehold.  
Mains drainage, electricity, gas and water connected.  
Council tax band: E (Broadland)

## 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.



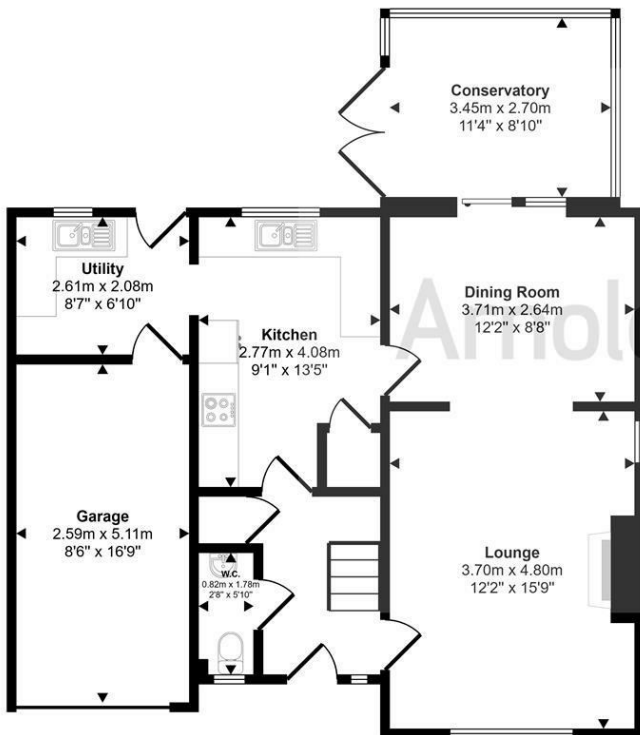
## Viewings

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

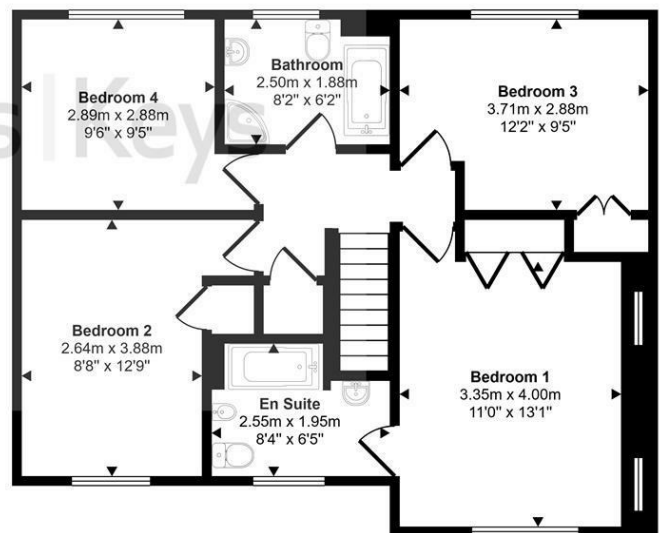
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	83
(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  
146 sq m / 1575 sq ft



Ground Floor  
Approx 79 sq m / 850 sq ft



First Floor  
Approx 67 sq m / 724 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.

