Arnolds | Keys









37 Jannys Close, Aylsham, NR11 6DL

Offers Over £375,000

- WALKING DISTANCE TO MARKET PLACE
- DETACHED FOUR BEDROOM HOME
- UTILITY ROOM AND GROUNDFLOOR CLOAKROOM
- DRIVEWAY, GARAGE AND ELECTRIC CAR CHARGING POINT
- ENCLOSED WRAP AROUND GARDENS
- BRIGHT, WELL PRESENTED AND SPACIOUS ACCOMMODATION
- FOUR RECEPTION ROOMS
- TRIPLE ASPECT LIVING ROOM

8 Market Place, Aylsham, NR11 6EH
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37 Jannys Close, Aylsham NR11 6DL

A well presented four bedroom detached home situated within a quiet cul-de-sac, conveniently located within walking distance to the market place in Aylsham. The property boasts bright and spacious accommodation, a driveway with electric car charging point, garage and beautiful wrap around gardens.

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Council Tax Band: D







DESCRIPTION
This well presented four bedrom detached home offers spacious, bright and versatile living, just a short walk from the heart of Aylsham. Thoughtfully extended over time, the property provides generous accommodation throughout with large windows and well proportioned rooms, making it a perfect family home. Internally the property offers two entrance halls, a triple aspect living room, dining area, leading to the conservatory, kitchen, utility room, groundfloor cloakroom and a further reception room. To the first floor, the spacious landing leads to four bedrooms, one with an ensuite and a family bathroom. Set within attractive wrap around gardens, the property enjoys plenty of outdoor space with a private driveway with electric car charging point and a single garage.

FRONT ENTRANCE PORCH
uPVC door to front entrance, tiled flooring, door to hallway.

HALLWAY
Carpeted stairs to first floor, door to living room with decorative stained glass panel to the side.

LIVING ROOM
A triple aspect room with double glazed window to rear and side with a decorative stained glass window to the other side, gas fireplace with timber mantle over, carpet flooring, radiator, door to:-

DINING ROOM
Double glazed sliding door to rear garden, carpet, two radiators, door to conservatory and archway into kitchen.

CONSERVATORY
uPVC double glazed windows and french doors to garden, tiled flooring, electric storage heater.

KITCHEN
Double glazed window to front aspect, wall and base units with inset stainless steel one and a half sink and drainer, pantry cupboard, gas oven with four ring gas hob and cooker hood over.

SIDE HALLWAY
Double glazed uPVC door to front entrance, tiled flooring.

RECEPTION ROOM
Double glazed window to side aspect, carpet, radiator.

UTILITY ROOM
Double glazed window to front aspect, wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine, dishwasher and under counter fridge freezer, tiled flooring, radiator.

CLOAKROOM
Double glazed window with obscured glass to front aspect, WC, vanity unit with wash hand basin, tiled flooring.

FIRST FLOOR LANDING
Carpeted, walk in storage cupboard, double glazed window to front aspect, radiator, airing cupboard with shelving units.

BEDROOM ONE
Double glazed window to rear aspect, carpet, radiator, built in wardrobes and drawer units, door to:-

ENSUITE
Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising shower cubicle with electric Mira shower, WC, vanity unit with wash hand basin, radiator,vinyl flooring, shaver charging point, extractor fan.

BATHROOM
Double glazed window with obscured glass to front aspect, corner bath with mixer tap, vanity unit with wash hand basin, WC, radiator, vinyl flooring, shaver charging point.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

BEDROOM THREE
Double glazed window to rear aspect, carpet, built in wardrobes with mirrored sliding doors.

BEDROOM FOUR
Double glazed window to front aspect, carpet, radiator.

EXTERNAL
To the front of the property is a private driveway with an electric car charging point and access to the single garage, which has power and an up and over door. The gardens wrap around the property to the front, side and rear, with each section of garden being fully enclosed. The front and side gardens are laid to lawn with borders of a variety of mature shrubs and flowers. The rear garden is south facing and paved making it ideally low maintenance, with a brick built pond.

AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, gas and water connected.
Council tax band: D (Broadland)
This property is sold with 8 solar panels with 3 batteries stored in the loft.

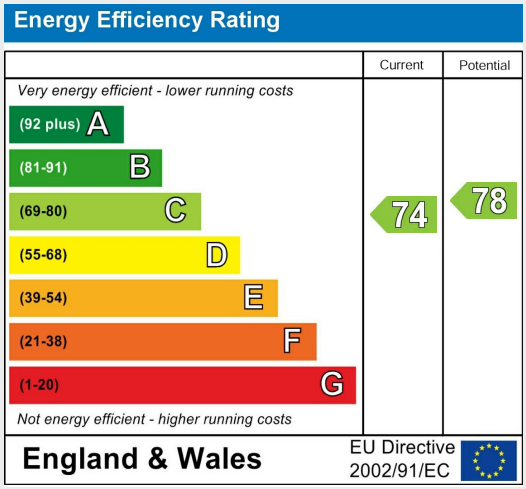
LOCATION
Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

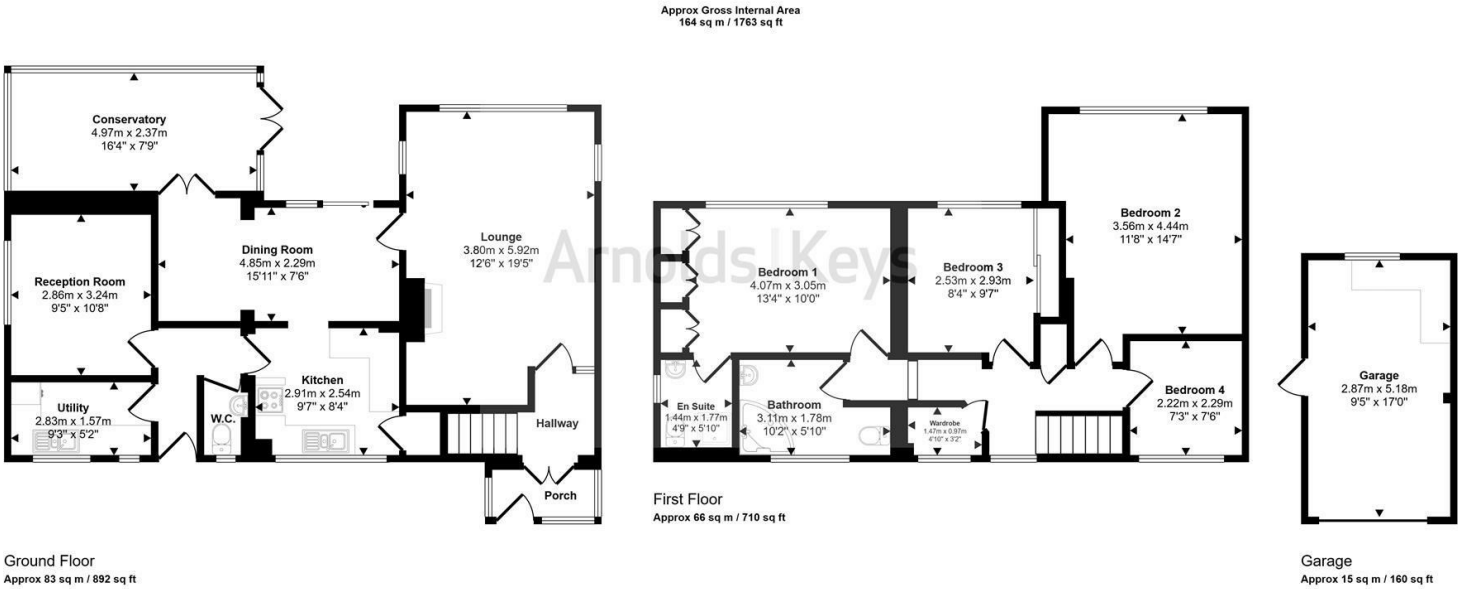


Viewings

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

EPC Rating:





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.

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