



66 Yaxleys Lane, Aylsham, NR11 6DY

Guide Price £425,000

- THREE BEDROOMS
- TANDEM GARAGE
- LARGE DRIVE WITH PARKING FOR SEVERAL CARS
- GAS FIRED CENTRAL HEATING
- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- PRIVATE REAR GARDEN
- CONSERVATORY
- FAMILY BATHROOM AND EN SUITE

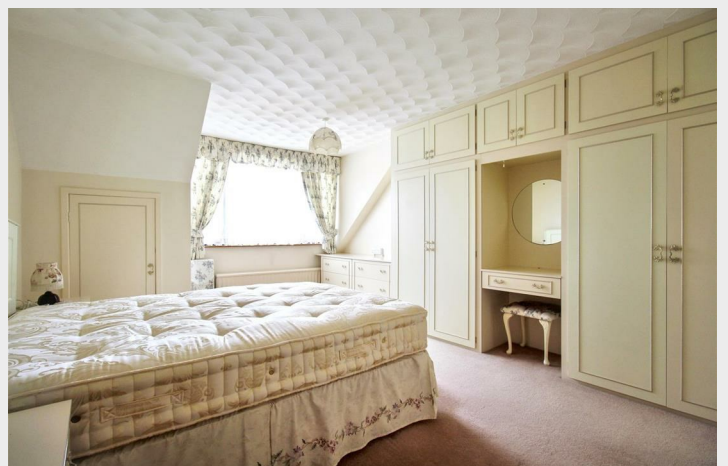
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* NO ONWARD CHAIN*

Three bedroom detached family home with two reception rooms and a conservatory. The property benefits from an en-suite as well as a family bathroom, a large drive way, garage and a private rear garden.



Council Tax Band: D



DESCRIPTION

66 Yaxleys Lane is situated on a popular road within walking distance to Aylsham market place and is being offered with no onward chain. There is a good size entrance hall, kitchen, dining room and conservatory overlooking the rear garden. The lounge is a good size with a large window and there is a downstairs bedroom with an ensuite. Upstairs there are two double bedrooms, a family bathroom and plenty of storage. There is a large driveway, a tandem garage and private rear garden which is mainly laid to lawn and boasts a large patio area, perfect for entertaining.

ENTRANCE HALL

uPVC double glazed door with obscured glass panel and glazed side panel. Carpet, radiator, coving, understairs cupboard and alcove for coats. Stairs to first floor.

KITCHEN

Double glazed window to front aspect and uPVC door to side with obscured glass panel. Range of wall and base units with worksurface over and tiled splashbacks. Sink and drainer with mixer tap. MAXOL double electric oven and a four ring gas New World hob. Laminate flooring, radiator and coving. Space and plumbing for undercounter washing machine and slimline dishwasher and space for undercounter fridge.

DINING ROOM

Sliding doors to the conservatory. Carpet, radiator, coving.

CONSERVATORY

uPVC fully glazed conservatory, carpet, radiator door to garage.

LOUNGE

Double glazed window to rear aspect, carpet, coving, radiator. Gas fire with tiled hearth, mantel and surround.

BEDROOM THREE

Double glazed window to front aspect. carpet, radiator, coving

EN SUITE

Low level WC, carpet, coving.

FIRST FLOOR LANDING

Carpet, loft access.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes giving access to the eaves. Radiator, carpet and another eaves storage cupboard.

BEDROOM TWO

Double glazed window to front aspect. Two built in cupboards, one housing hot water tank and the other has shelving and access to the eaves. Radiator, carpet.

BATHROOM

Double glazed obscured window to the rear aspect. Low level WC, pedestal wash hand basin, panelled bath with Mira shower over. Part tiled walls, carpet, radiator.

GARAGE

There is a roller door to the front and at the rear are double wooden doors allowing vehicle access to the rear garden. Double glazed windows to both side aspects and wooden door leading to side. Within the garage there is a built in cupboard housing the boiler. Power and light.

EXTERNAL

To the front of the property there are mature flower and shrub borders, a large gravel area and a large tarmac drive giving access to the garage and pedestrian side gate leading to the rear garden. The rear garden is mainly laid to lawn with mature shrub and flower borders with close boarded fencing. There are also 2 sheds and a patio area and an outside power point.

LOCATION

Aylsham is a picturesque and thriving market town set beside the River Bure in North Norfolk. Rich in history, with roots dating back to Saxon times, it boasts an attractive market square, a range of independent shops, and a strong sense of community. Surrounded by beautiful countryside and close to the Norfolk Broads and coast, Aylsham combines historic charm with modern day convenience, making it a highly desirable place to live.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity, gas and water connected.
Tax Band - Broadland District Council D



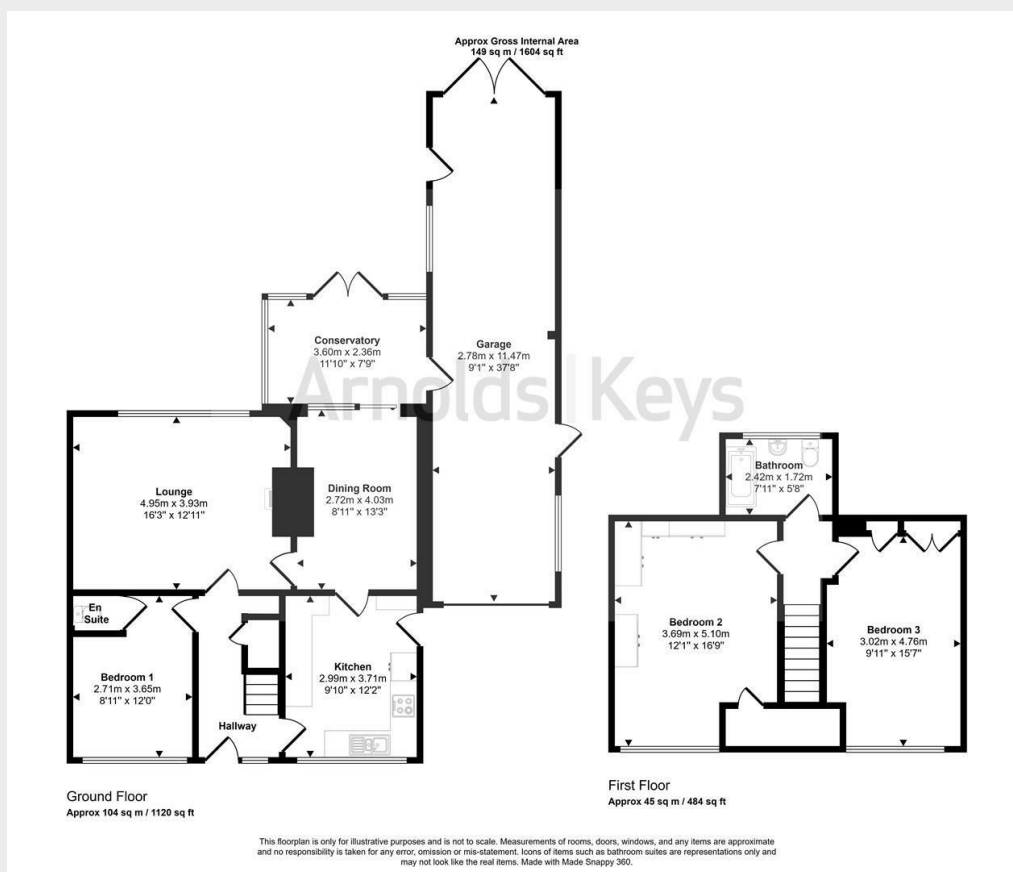
Viewings

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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	43	
(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.



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