

# Arnolds | Keys



**13 Morton Road, Aylsham, NR11 6BA**

**Guide Price £260,000**

- WALKING DISTANCE TO MARKET PLACE
- SOUTH FACING REAR GARDEN
- GARAGE WITH POWER
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- OFF ROAD PARKING TO FRONT AND SIDE
- WELL PRESENTED ACCOMMODATION

# 13 Morton Road, Aylsham NR11 6BA

Situated just a short walk from the ever popular market place in Aylsham, this beautifully presented bungalow boasts a delightful, low maintenance south facing rear garden, with off road parking for multiple vehicles and a garage.



Council Tax Band: B



## **DESCRIPTION**

Ideally positioned in a popular area, within walking distance to the market place in Aylsham, this delightful bungalow offers well presented and versatile accommodation. The property comprises an entrance hall leading to the shower room, two bedrooms, fitted kitchen, and a bright living room. Externally the property boasts a delightful south facing rear garden which is ideally low maintenance and enclosed, with access to the single garage and parking to the front and side of the property.

## **ENTRANCE HALL**

uPVC door to side entrance, carpet, radiator.

## **SHOWER ROOM**

Double glazed window with obscured glass to side aspect, shower cubicle with mains connected shower over, WC, pedestal wash hand basin, extractor fan, tiled floor and walls.

## **KITCHEN**

Dual aspect room with double glazed window to front and side aspect, wall and base units with inset one and a half sink and drainer, space and plumbing for washing machine, under counter fridge, radiator, gas oven with four ring hob, wall mounted gas boiler replaced in 2022, built in storage cupboard, vinyl flooring.

## **LIVING ROOM**

Double glazed window to front aspect, electric fire place with tiled surround, carpet, radiator.

## **BEDROOM TWO**

Double glazed window to rear aspect, built in wardrobes and drawer units, carpet, radiator.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, radiator.

## **EXTERNAL**

To the front of the property is a shingle double width driveway with a border of mature shrubs to the front, a picket fence lines the driveway with a low lying gate providing space to further parking and access to the single garage with power and light. The rear garden is also laid to shingle with a border of mature shrubs and a paved patio seating area, shed, outside tap and power point.

## **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.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity, gas and water connected.

Council tax band: B

All windows and fascia boards are uPVC.

It may be possible to extend into the loft space, subject to the necessary planning approvals.



## 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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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  
72 sq m / 778 sq ft



**Floorplan**  
Approx 58 sq m / 623 sq ft

**Garage**  
Approx 14 sq m / 155 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.

