



75 Howard Way, Aylsham, NR11 6XD

Guide Price £350,000

- POPULAR NORFOLK HOMES DEVELOPMENT
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING TO THE FRONT
- CLOSE TO THE MARKET PLACE IN AYLSHAM
- MAIN BEDROOM WITH ENSUITE
- WELL KEPT ESTABLISHED REAR GARDEN
- DELIGHTFUL POSITION OVER LOOKING THE GREEN

75 Howard Way, Aylsham NR11 6XD

A well presented three bedroom home situated within the established Norfolk Homes development in an idyllic location overlooking the green. The property boasts off road parking and a delightful, well maintained rear garden.



Council Tax Band: D



DESCRIPTION

A beautifully presented home positioned in an ideal spot overlooking the green within the popular and established Norfolk Homes development, just a short distance from the market place in Aylsham. Internally the property offers versatile accommodation comprising an entrance hall leading to the living room, dining room and conservatory, kitchen with utility room and a converted garage which can now be used as another reception room or fourth bedroom if required. To the first floor are three double bedrooms; one with an ensuite and a family bathroom. Externally, the property boasts an well maintained rear garden with off road parking to the front.

ENTRANCE HALL

Door to front entrance, laminate flooring, radiator, stairs to first floor with built in cupboard underneath.

LIVING ROOM

Double glazed window to front aspect, laminate flooring, gas fireplace with timber mantle, double doors to dining area.

DINING ROOM

Laminate flooring, double glazed sliding doors to conservatory, radiator.

CONSERVATORY

Double glazed windows, French doors to rear garden, tiled flooring.

KITCHEN

Double glazed window to rear aspect, fitted with wall and base units with inset one and a half sink and drainer, space and plumbing for dishwasher, electric oven with cooker hood over, under counter fridge, radiator, tiled flooring.

UTILITY ROOM

Timber door to rear garden, space and plumbing for washing machine and tumble dryer, free standing fridge freezer, tiled flooring, radiator.

RECEPTION ROOM

Double glazed window to front aspect, carpet.

FIRST FLOOR LANDING

Carpet, radiator, airing cupboard.

BEDROOM ONE

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

ENSUITE

Double glazed window with obscured glass to front aspect, shower cubicle with electric shower, vanity unit with wash hand basin, WC, radiator, tiled flooring, extractor fan.

BEDROOM TWO

Dual aspect room with double glazed window to front and rear aspect, carpet, radiator, built in wardrobe.

BEDROOM THREE

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

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, WC, vanity unit with wash hand basin, tiled flooring, shaver charging point, radiator, extractor fan.

EXTERNAL

To the front of the property there is a driveway with a front garden that is laid to lawn with a variety of mature shrubs and trees and pathway to the front door. The rear garden features a lawn area with a paving, borders of a variety of mature shrubs and flowers and a shed.

AGENTS NOTES

This property is Freehold.

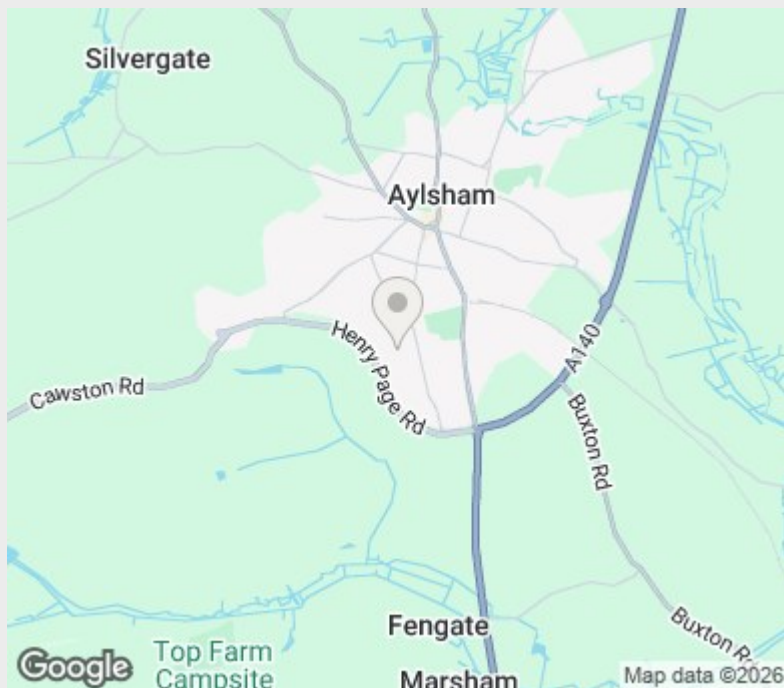
Mains drainage, electricity and water connected.

Gas fired central heating.

Council tax band: D

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.

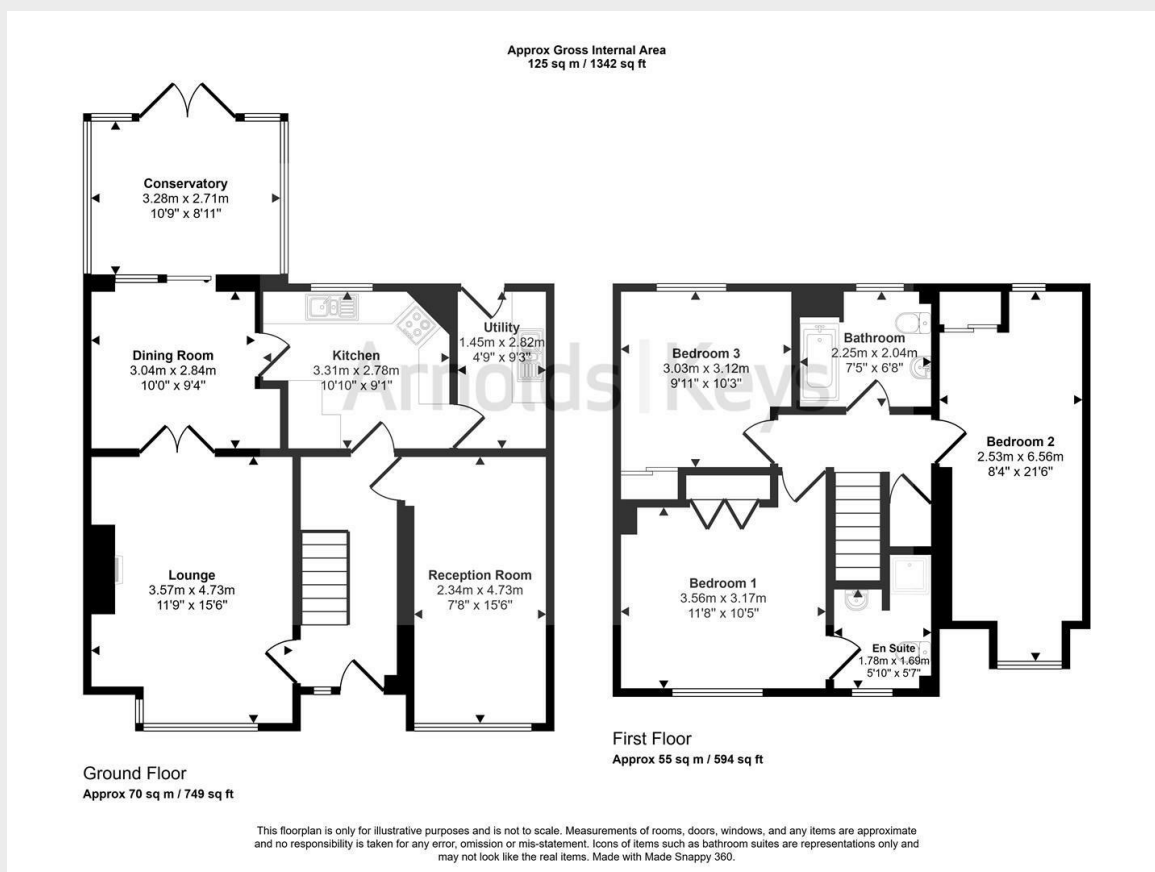


Viewings

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) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(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.

