

# Arnolds | Keys



**3 Bure Way, Aylsham, NR11 6HL**

**Guide Price £375,000**

- CHARMING PERIOD HOME
- CHURCH VIEWS TO THE FRONT
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CHARACTER FEATURES
- WALKING DISTANCE TO MARKET PLACE
- DELIGHTFUL ESTABLISHED REAR GARDEN
- EXTENDED ACCOMMODATION
- BAY FRONTED LIVING ROOM

# 3 Bure Way, Aylsham NR11 6HL

**\*NO ONWARD CHAIN\*** A charming Grade II listed home situated just a short walk from the market place in Aylsham with views to the church. This delightful bay fronted property boasts character and original features, with an off road parking area to the rear and an established garden.



Council Tax Band: B



## DESCRIPTION

Situated on a sought after road just a short walk from the market place in Aylsham, this delightful period home boasts plenty of charming features, including original tiled flooring in the entrance and fireplace with wood burning stove. The property has been extended over time and comprises a bright, bay fronted living room leading to the dining room with large walk in pantry, a spacious country style kitchen with boot room and groundfloor shower room. To the first floor are two bedrooms. The property boasts a well established and generous rear garden leading to an enclosed area offering off road parking for multiple vehicles.

## ENTRANCE

Timber door to front entrance, original tiled flooring, carpeted stairs to first floor.

## LIVING ROOM

Bay window to front aspect, carpet, radiator, inglenook fireplace with wood burning stove and timber mantle over with fitted shelving and cupboards to either side.

## DINING ROOM

Window to kitchen, carpet, radiator, open to:-

## PANTRY

Fitted with shelves and cupboards, carpet, flooring, door to under stairs storage cupboard.

## KITCHEN

Double glazed Velux window and sky light, wall and base units with timber worktop over, inset sink, space for oven with cooker hood over, laminate flooring, heated towel rail, double glazed sliding doors to:-

## BOOT ROOM

Tiled flooring, windows and double glazed sliding door to rear garden.

## SHOWER ROOM

Double glazed window with obscured glass to rear aspect, fitted with double walk in shower with mains connected shower over, WC, vanity unit with

wash hand basin, built in cupboard housing boiler, shaver charging point, vinyl flooring, radiator.

## FIRST FLOOR LANDING

Carpet, fitted shelving unit, doors to:-

## BEDROOM ONE

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

## BEDROOM TWO

Double glazed sash window to front aspect, carpet, radiator, feature fireplace, built in cupboard with shelves and radiator, view to Church.

## EXTERNAL

To the front the property is lined with a low lying brick wall to the front with a wrought iron gate leading into the front garden. A pathway leads to the front door with box hedging to the side and a small area with mature shrubs. The rear garden is sectioned into two enclosed areas, one that is paved with a variety of established shrubs and flowers, leading to a lawned area with a summer house with power and ample off road parking to the rear accessed via a timber framed gate.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, gas and water connected.  
Council tax band: B  
This property is Grade 2 listed and in a conservation area.

## 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>			<b>80</b>
(55-68) <b>D</b>		<b>66</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	



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.

