

Arnolds | Keys



1 Prince Of Wales Drive, Aylsham, NR11 6GP

Guide Price £510,000

- BEAUTIFULLY PRESENTED MODERN HOME
- MAIN BEDROOM WITH ENSUITE
- TRIPLE ASPECT LIVING ROOM
- WELL KEPT LANDSCAPED REAR GARDEN
- FOUR DOUBLE BEDROOMS
- BAY FRONTED STYLISH KITCHEN/DINER
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO MARKET PLACE

1 Prince Of Wales Drive, Aylsham NR11 6GP

A beautifully presented executive home ideally positioned in the popular Bure Meadows development. The property boasts bright, contemporary and versatile accommodation with a delightful landscaped rear garden, driveway and garage.

 4  2  2  B

Council Tax Band: E



DESCRIPTION

A beautifully presented four bedroom detached executive home, ideally located on the popular Bure Meadows development close to the market place in Aylsham. The spacious and thoughtfully designed property offers versatile accommodation- perfect for modern family living.

The ground floor welcomes you with a bright entrance hall leading to a stylish bay fronted kitchen/diner, a dual aspect living room providing a light filled and comfortable space, a home office/snug, utility room and a ground floor cloakroom. To the first floor are four well proportioned bedrooms, including a principal room with plenty of built-in storage and an ensuite, and a family bathroom. Externally the property boasts a delightful, landscaped rear garden with access to the driveway and garage.

ENTRANCE HALL

Composite door to front entrance, carpeted stairs to first floor with built-in storage underneath, gloss tiled flooring, radiator.

KITCHEN/DINER

Double glazed bay window to front aspect and double glazed window to rear aspect, fitted with wall and base units with fitted AEG double electric oven, one and a half sink, electric hob with cooker hood over, integrated dishwasher, two radiators, gloss tiled flooring continued from hallway.

UTILITY ROOM

Composite door to rear entrance, fitted with wall and base units with inset stainless steel sink and drainer, space and plumbing for washing machine, radiator, gloss tiled flooring.

LIVING ROOM

A triple aspect room with double glazed bay window to side aspect, double glazed window to rear and French doors to garden, carpet, two radiators.

CLOAKROOM

Double glazed window with obscured glass to side aspect, fitted with a WC, pedestal wash hand basin, gloss tiled flooring, radiator.

HOME OFFICE/SNUG

Double glazed window to side aspect, carpet, radiator.

FIRST FLOOR LANDING

Airing cupboard with shelves, carpet, radiator.

BEDROOM

Two double glazed windows to front aspect, carpet, radiator, built in wardrobes.

BEDROOM

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

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath with mixer tap, walk in shower cubicle with mains connected shower, pedestal wash hand basin, WC, heated towel rail, vinyl flooring, extractor fan.

BEDROOM

A dual aspect room with double glazed window to the rear, built in wardrobes, carpet and radiator.

BEDROOM ONE

A dual aspect room with double glazed windows to side and rear aspect, carpet, radiator, built in wardrobes, door to:-

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising walk in shower with mains connected shower over, WC, pedestal wash hand basin, heated towel rail, vinyl flooring, extractor fan.

EXTERNAL

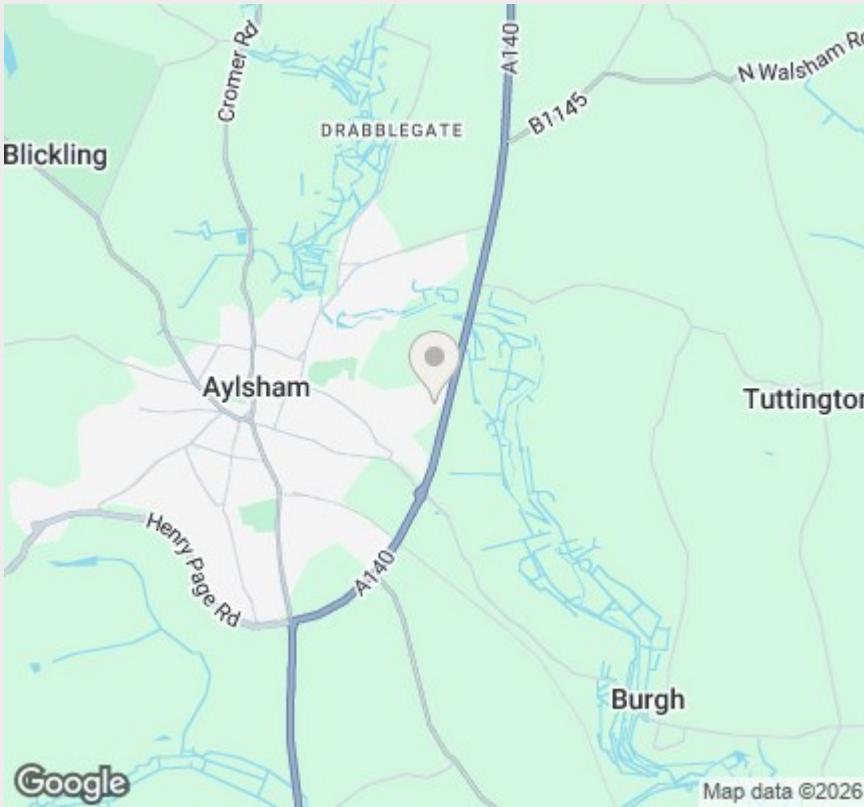
To the front the property features a small front and side garden with paved pathway to the front door and a gate providing access to the rear garden which has been landscaped and is ideally low maintenance. The gate at the rear leads to the brick weave driveway and provides access to the garage with up and over door, power and lighting.

AGENTS NOTES

This property is Freehold,
Mains drainage, electricity, water and gas connected.
Council tax band: E
Monthly estate maintenance charge: £23.14.

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			
(81-91) B		84	
(69-80) C			
(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.

