

# Arnolds | Keys



## 19 Starling Close, Aylsham, NR11 6XG

Guide Price £325,000

- END OF QUIET CUL-DE-SAC LOCATION
- BAY FRONTED WELL PRESENTED BUNGALOW
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- SOUTH WEST FACING REAR GARDEN
- DUAL ASPECT LOUNGE DINER
- CLOSE TO AYLSHAM MARKET PLACE

# 19 Starling Close, Aylsham NR11 6XG

A beautifully presented two bedroom bungalow situated at the end of a quiet cul-de-sac within the popular market town of Aylsham. The property boasts off road parking, garage and a low maintenance, private rear garden.



Council Tax Band: C



## DESCRIPTION

Situated within the popular Norfolk Homes development, this delightful bungalow is positioned at the end of a quiet cul-de-sac. The property boasts bright and beautifully presented accommodation comprising and useful entrance porch, spacious hallway, a dual aspect lounge/diner with patio doors to the private garden, a kitchen/breakfast room, utility room, two double bedrooms, family bathroom and a separate cloakroom. Externally the property offers a driveway with brick weave area to the front for further parking if desired, garage and a low maintenance, south west facing rear garden.

## FRONT PORCH

uPVC door to front, tiled flooring.

## ENTRANCE HALL

uPVC door to front porch, vinyl flooring, two built in cupboards.

## LOUNGE DINER

Double glazed sliding patio door to rear garden and double glazed window to side aspect, laminate flooring, radiator, gas fireplace with timber mantel over.

## KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, fitted with a range of wall and base units with inset one and a half sink and drainer, fitted Neff double oven, Beko four ring electric hob with cooker hood over, under counter space for fridge and freezer, radiator, vinyl flooring.

## UTILITY ROOM

Base units with stainless steel sink and drainer, space and plumbing for washing machine, wall mounted boiler, radiator, vinyl flooring, door to:-

## BEDROOM ONE

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

## BEDROOM TWO

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

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with double walk in shower with electric Aqualisa shower, radiator, vanity unit with wash hand basin, vinyl flooring, shaver charging point, extractor fan.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, pedestal wash hand basin, radiator, vinyl flooring.

## EXTERNAL

The property features a driveway to the side with access to the single garage, which has an electric roller door and uPVC door to the side, there is a further brick weave area to the front which could be used for more parking if desired.

The rear garden is south west facing and is laid to paving and shingle, making it ideally low maintenance.

## 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.

Gas central heating.


Council tax band: C



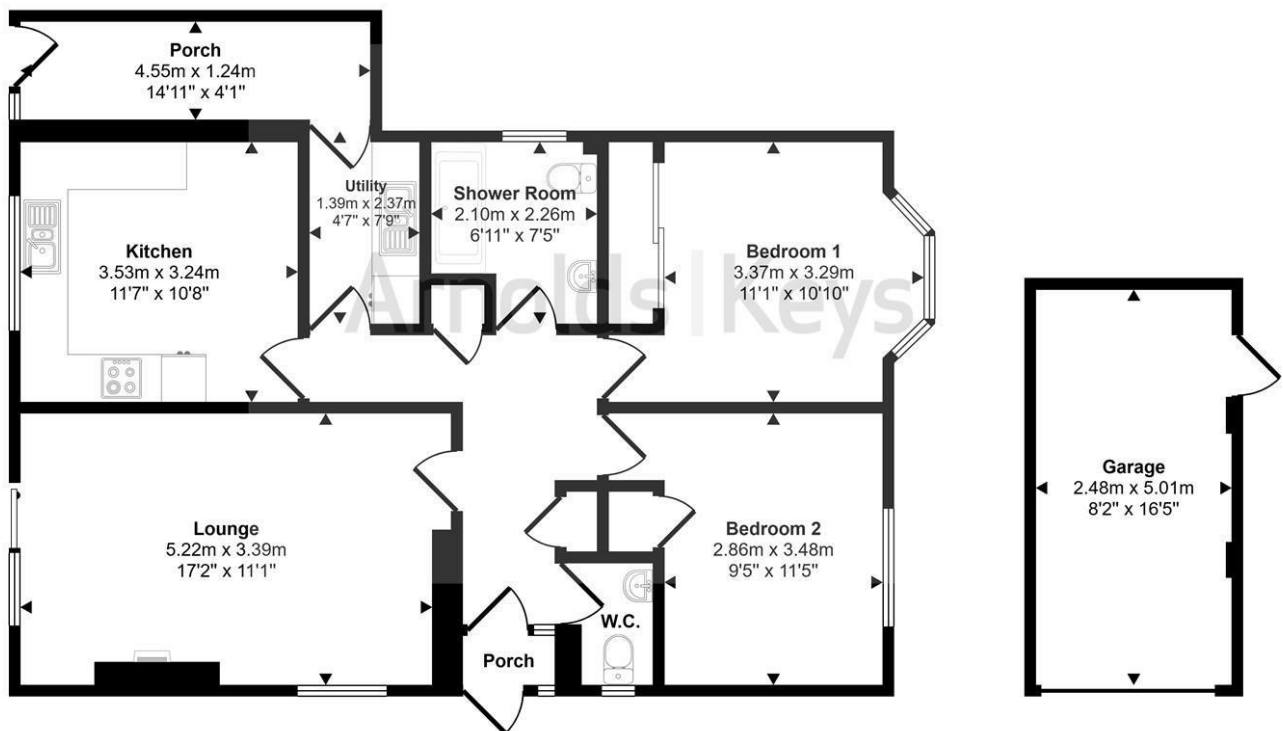
## Viewings

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>		
(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  
96 sq m / 1035 sq ft



**Floorplan**  
Approx 84 sq m / 902 sq ft

**Garage**  
Approx 12 sq m / 134 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.

