

# Arnolds | Keys



**33 Blofields Loke, Aylsham, NR11 6ES**

Guide Price £300,000

- \*NO ONWARDS CHAIN\*
- WALKING DISTANCE TO THE MARKET PLACE
- BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- VERSATILE ACCOMMODATION
- PRIVATE RESIDENTS CAR PARK
- THREE DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM

# 33 Blofields Loke, Aylsham NR11 6ES

**\*NO ONWARD CHAIN\*** Forming part of the popular over 55's development, this beautifully presented three bedroom home offers versatile accommodation with access to the delightful maintained garden from the living room and further benefits from a private residents carpark.



Council Tax Band: C



## **DESCRIPTION**

Tucked away within the heart of Aylsham, just a moments walk to the market place, this beautifully presented terraced home forms part of the popular over 55's development. The property offers versatile accommodation with a spacious entrance hall leading to the kitchen, living room with patio doors leading to the garden, a groundfloor bedroom and a shower room. To the first floor are two well proportioned double bedrooms and a bathroom. Externally the property boasts delightful and well maintained front and rear gardens with a private residents car park.

## **ENTRANCE HALL**

Composite door to front entrance, carpeted stairs to first floor with built in storage underneath, double glazed window to front and side aspect, vinyl flooring with herringbone pattern.

## **KITCHEN**

Double glazed window to front aspect, fitted with wall and base units with inset stainless steel one and a half sink and drainer, space for free standing fridge freezer, integrated dishwasher and washing machine, double electric oven, four ring electric hob with cooker hood over, vinyl flooring.

## **LIVING ROOM**

uPVC door to rear, double glazed window to rear aspect, carpet, fireplace with ceramic surround and mantle over.

## **BEDROOM THREE**

Double glazed window to rear aspect, carpet.

## **SHOWER ROOM**

Fitted with WC, pedestal wash hand basin, cubicle with mains connected shower, electric heated towel rail, vinyl flooring, extractor fan.

## **FIRST FLOOR LANDING**

Carpet, built in cupboard, electric storage heater.

## **BEDROOM ONE**

Double glazed window to rear aspect, carpet, electric heater.

## **BEDROOM TWO**

Double glazed window to rear aspect, carpet, double built in wardrobe, electric heater.

## **BATHROOM**

Double glazed window to front aspect, bath with mixer tap and shower head attachment, WC, vanity unit with wash hand basin, vinyl flooring, built in storage, electric storage heater.

## **AGENTS NOTES**

This property is Freehold.

Council tax band: C

Mains drainage, electricity and water connected.

Annual service charge paid every 6 months: £1351.05

## **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.



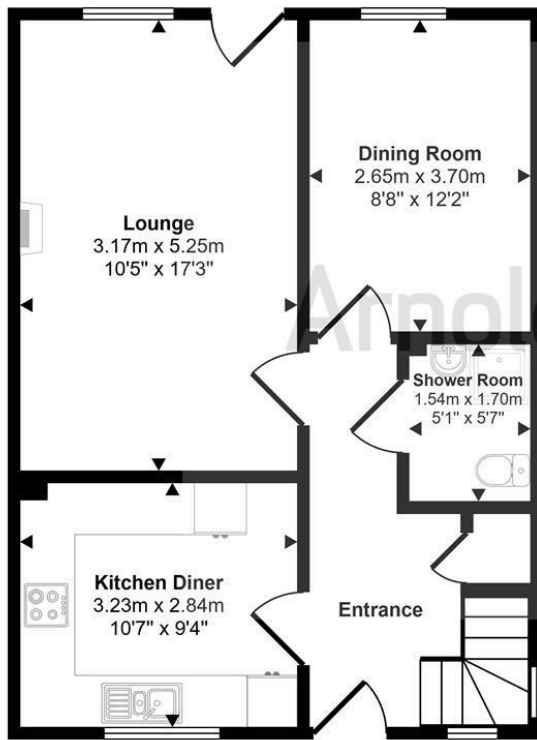
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

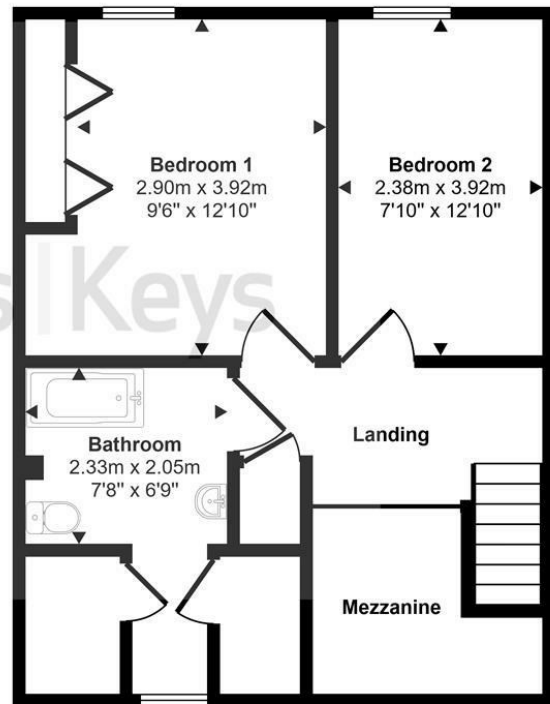
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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  
91 sq m / 980 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft



First Floor  
Approx 42 sq m / 453 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.

