



TO LET

£1,350 PER CALENDAR MONTH

Alice Close, Aylsham, NR11 6XT

Arnolds | Keys



THE PROPERTY

7 Alice Close, Aylsham, NR11 6XT

Welcome to this superb BRAND NEW 3 BEDROOM end-terrace house located on the new Weavers Meadow Norfolk Homes development on the outskirts of Aylsham. This newly built property offers a delightful modern living experience, with a high specification and exceptional finish perfect for families or those seeking a comfortable home. As is typical with properties built by Norfolk Homes, this house comes with features such as underfloor heating to the ground floor rooms supplied from an air source heat pump, fitted wardrobes to the bedrooms, oak finished internal doors and PV panels helping the property achieve a very impressive A rating for energy efficiency.

Inside, you will find a well-designed layout featuring a spacious reception room, fitted kitchen / dining room with direct access to the rear garden, 3 good size bedrooms, an ensuite, family bathroom and cloakroom.

Additionally, the house includes parking for two cars in tandem along with an EV charging point and an enclosed rear garden laid to lawn.

EPC Rating A. Council Tax Band To Be Confirmed



This newly built 3 bedroom property offers a delightful modern living experience, with a high specification and exceptional finish perfect for families or those seeking a comfortable home.



3



2



1



NEW
BUIL

A

THE DETAILS

Property Details

ENTRANCE HALL

CLOAKROOM

Wash basin and WC.

LOUNGE

KITCHEN / DINER

FIRST FLOOR LANDING

Fitted carpet

BEDROOM

Fitted carpet, radiator, uPVC double glazed window and fitted cupboard with sliding doors. Door to en suite.

EN SUITE

BEDROOM

Fitted carpet, radiator, uPVC double glazed window and fitted cupboard with sliding doors.

BEDROOM

Fitted carpet, radiator, uPVC double glazed window and built in cupboard.

BATHROOM

Bath with shower over, wash basin and WC

OUTSIDE

TENANTS NOTE

The deposit for this property is £1557.

EPC Rating A. Council Tax Band To Be Confirmed - Broadland Council.

Mains water, electric and drainage available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

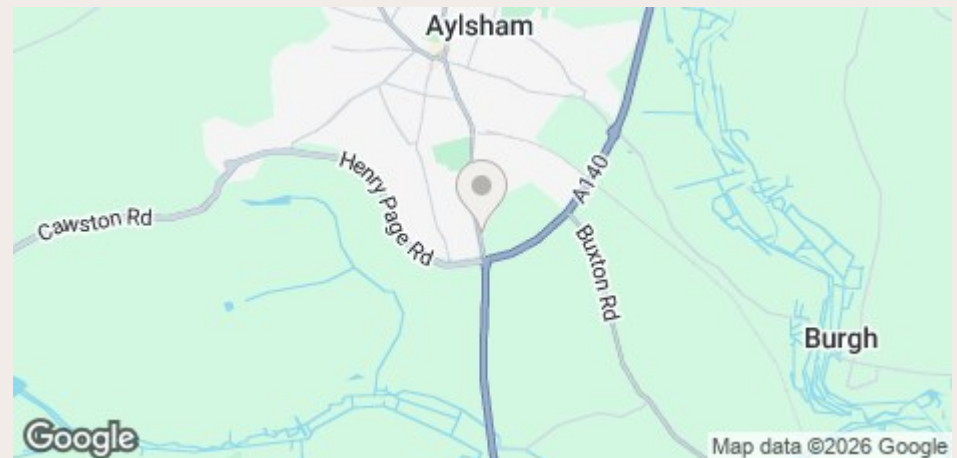
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period. Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £311.53. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant

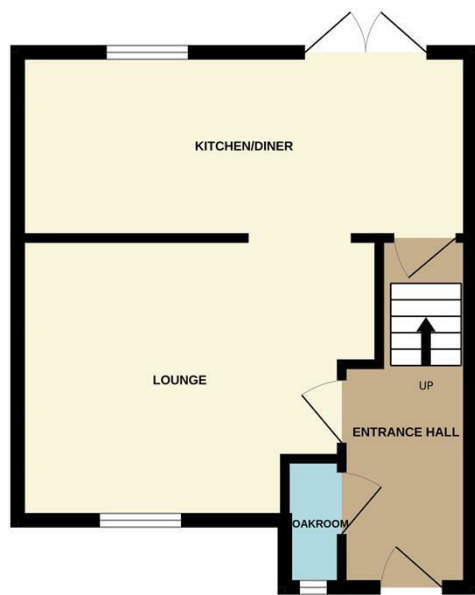
person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Location

The historic market town of Aylsham is located 9 miles north of Norwich and some 11 miles from the wonderful North Norfolk coast. Aylsham has all the facilities you would hope for in a traditional market town with a good spread of local shops and amenities including, supermarkets, butchers, doctors surgery, public houses, Church and independent restaurants / cafes. There are also regular farmers markets. Good transport links operate to Norwich or the coast with regular public bus services.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	98
(81-91) B		
(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	