



Camohill Heydon Road, Aylsham, NR11 6QT

Price Guide £600,000

- No Onwards Chain
- Detached Chalet Bungalow
- Three Bedrooms
- Garage and Off-Road Parking
- Private Gardens and Countryside Views
- Self Contained Annex
- Multiple Reception Rooms
- Market Town Location

Camohill Heydon Road, Aylsham NR11 6QT

Located close to the town centre of Aylsham, this detached residence has three bedrooms, with a one bedroom annex and single garage. Located along a quiet lane, boasting a generous sized plot with countryside views overlooking the outskirts of Aylsham.



Council Tax Band: F



DESCRIPTION

Situated on Heydon Road, a short walk from the town centre of Aylsham, this three bedroom detached chalet bungalow, with one bedroom annex sits on a generous sized, private plot with countryside views to the front. Camo Hill does not require modernisation however provides the perfect opportunity to create into a family home. Downstairs the property comprises of dual aspect lounge, with a conservatory to the side, kitchen with separate dining room, utility, family bathroom and two bedrooms. Upstairs there is a large landing which leads to the third bedroom and separate bathroom. The annex is accessed externally and includes another bedroom with separate bathroom. There is also a single garage.

Externally the property is located in a quiet, rural spot, benefiting from adequate off road parking. To the rear, the property is mainly laid to lawn and fully enclosed with a number of well established shrubs and bushes.

ENTRANCE HALL

UPVC double glazed door, carpeted flooring and radiator. Storage cupboard and airing cupboard housing hot water cylinder.

LOUNGE

UPVC double glazed windows creating a dual aspect. Gas fire with brick around and hearth, carpeted flooring and two radiators. Double wooden doors to conservatory.

KITCHEN

Comprising a range of wall and base units, built in electric oven and grill with separate stainless four rings gas hob. Inset sink with draining board. Two UPVC double glazed windows, vinyl flooring, radiator. Gas boiler.

DINING ROOM

UPVC double glazed window and double patio doors leading to rear garden. Gas fire with wooden mantle and marble effect hearth, carpeted flooring and radiator.

BEDROOM 1

Two UPVC double glazed windows, carpeted flooring, radiator.

BEDROOM 2

UPVC double glazed window, under stair storage, carpeted flooring and radiator.

BATHROOM

Comprising a four piece suite of WC, hand wash basin, corner bath with separate shower. Two UPVC double glazed frosted windows, vinyl flooring and radiator.

CONSERVATORY

Off set from the lounge, UPVC framed construction with door to rear garden, carpeted flooring and radiator.

REAR LOBBY

UPVC door to side of property and two UPVC double glazed windows. Vinyl flooring and radiator. Step up into kitchen.

UTILITY

Comprising base units with stainless steel sink over, with space for a range of appliances. Wooden door to rear garden, UPVC double glazed window. Storage cupboard and door to garage. Vinyl flooring.

GARAGE

Up and over door, electric. Access from utility.

STAIRS TO FIRST FLOOR;

LANDING

Carpeted flooring, electric storage heater, Velux window and eaves storage.

BEDROOM 3

Velux window, carpeted flooring, electric storage heater.

BATHROOM

Comprising a three piece suite, WC, hand wash basin and bath, carpeted flooring, eaves storage.

ANNEX

Accessed externally, open plan living / bedroom area, two UPVC double glazed windows, carpeted flooring and electric storage heater. To the end, there is a shower room consisting of WC, hand wash basin and shower, vinyl flooring and electric storage heater.

OUTSIDE

The property is set in a private location along a quiet lane. With ample off road parking, and garage. The driveway is a combination of brick weave and shingle. Both the front and rear gardens are mainly laid to lawn with well established shrubs and bushes. There is also a small patio area leading from the dining room into a sheltered part of the garden.

AGENTS NOTES


The property is freehold.
Council Tax Band: F
EPC Rating: Main Residence Rating D
Annexe Rating E
Mains water and drainage connected.

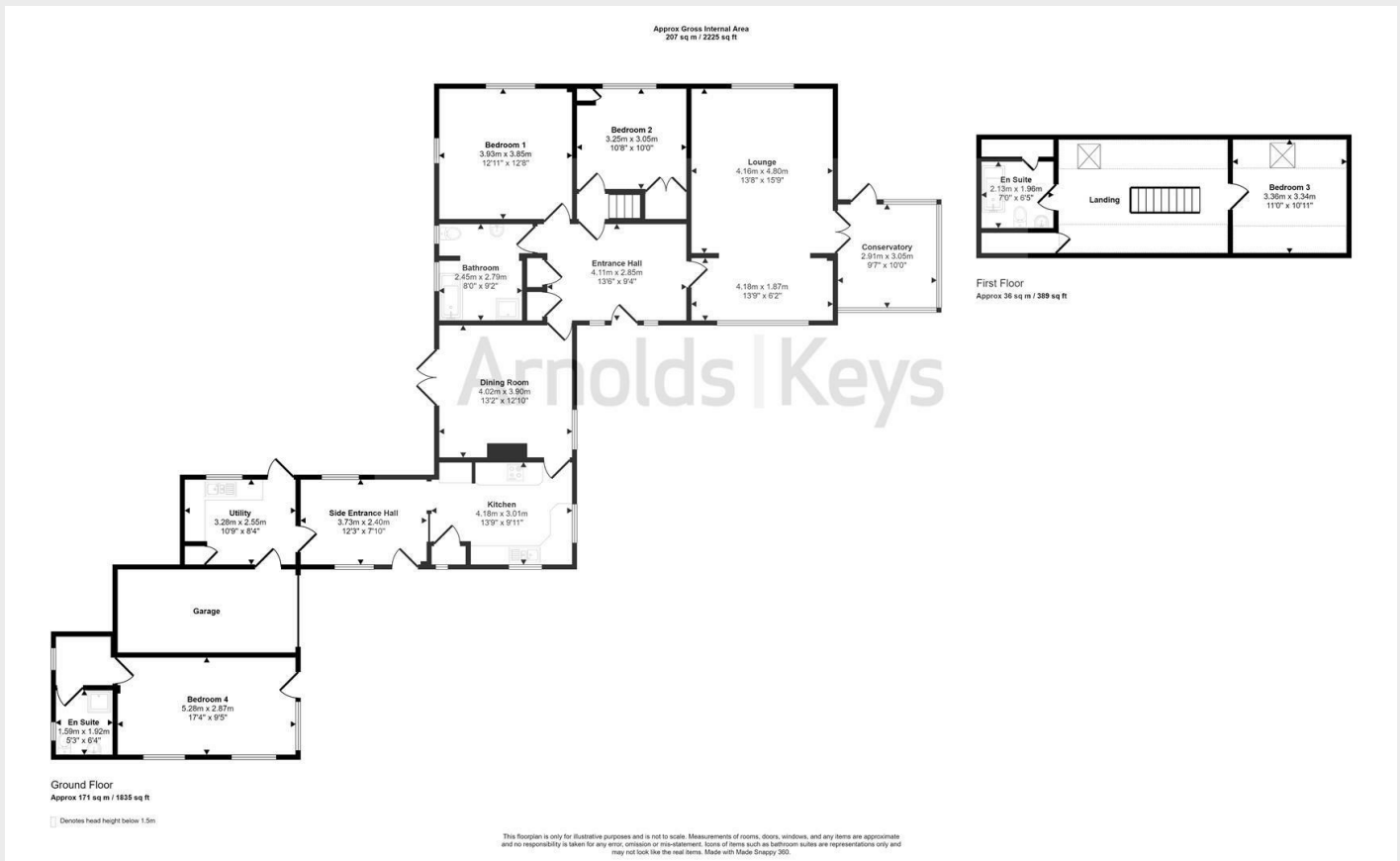


Viewings

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			79
(69-80) C		65	
(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 and are 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

