

**5 Morton Close, Aylsham, NR11 6BB**

**Guide Price £350,000**

- CLOSE TO AYLSHAM MARKET PLACE
- THREE BEDROOMS
- CONSERVATORY
- EXTENDED MODERN KITCHEN
- BEAUTIFULLY PRESENTED
- LOUNGE/DINER
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO AMENITIES



# 5 Morton Close, Aylsham NR11 6BB

Ideally located on a quiet cul-de-sac within walking distance to the market place in Aylsham, this well presented home offers extended and modern accommodation with off road parking and garage.



Council Tax Band: C



## DESCRIPTION

Situated within walking distance to the sought after, historic market place in Aylsham on a quiet cul-de-sac, this three bedroom link detached home offers well presented and modern accommodation with an entrance hall, cloakroom, extended modern kitchen, lounge/diner and conservatory. To the first floor the landing leads to three bedrooms and a shower room. Externally the home offers a driveway and access to the single garage. The rear garden had been well maintained and is fairly low maintenance with a decked seating area, a small lawned area and a range of mature shrubs and plants.

## ENTRANCE HALL

Composite door to front entrance, carpet, radiator, door to:-

## CLOAKROOM

Double glazed window with obscured glass to front aspect, vanity unit with WC and inset wash hand basin, tiled flooring, radiator.

## LOUNGE/DINER

Double glazed window to rear aspect and uPVC patio door to conservatory, gas fireplace with ceramic hearth and mantle over, carpet, two radiators, door to:-

## CONSERVATORY

uPVC door to rear garden, double glazed windows, radiator, carpet flooring.

## KITCHEN

Double glazed window to front aspect, uPVC door to side, fitted with wall and base units with breakfast bar, inset double Neff electric oven, Bosch induction hob with cooker hood over, inset stainless steel sink and drainer, built in cupboard, tiled flooring, integrated dishwasher, washing machine and fridge freezer.

## FIRST FLOOR LANDING

Double glazed window to front aspect, carpet, airing cupboard with shelving units, radiator.

## SHOWER ROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite comprising walk in double shower cubicle,

Aqualisa mains connected shower with rainfall shower head, vanity unit with WC and wash hand basin, heated towel rail, tiled flooring, extractor fan.

## BEDROOM TWO

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

## BEDROOM ONE

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

## BEDROOM THREE

Double glazed window to front aspect, carpet, radiator.

## EXTERNAL

The property is approached via a hardstanding driveway to the front with access to the garage, which has an up and over door, power and lighting. The front garden is laid to lawn and features a border of flowers and shrubs. To the rear the garden is laid partly with patio and partly lawned, with a decked seating area, a decorative flint area currently with a range of potted plants and a shed.

## AGENTS NOTES

This property is Freehold.

Council tax band: C

Mains drainage, gas, water and electricity connected.

## LOCATION

The property is located on a quiet cul-de-sac off of Burgh Road - conveniently close to the local supermarket and bus stops. Aylsham offers a wide range of amenities including traditional shops, bakeries and pubs/restaurants, a range of supermarkets, a doctors' and dental surgery and opticians. The town also offers highly rated high, first and pre schools and has direct bus links to the coast and Norwich City Centre.





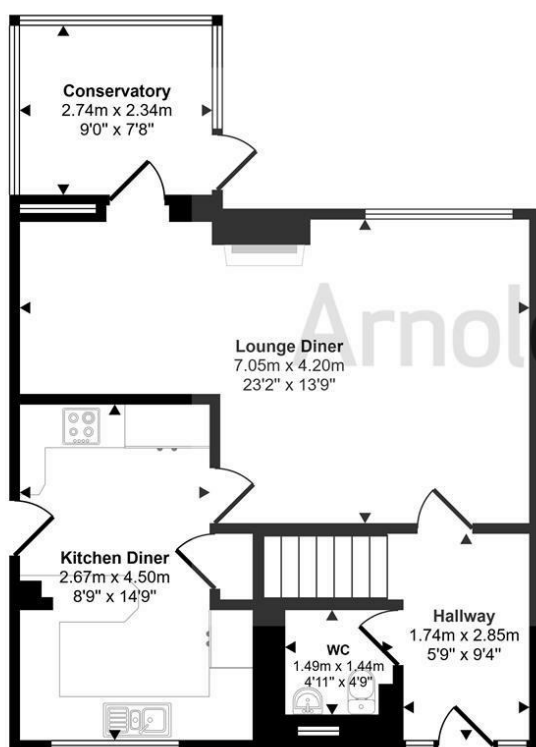
## Viewings

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

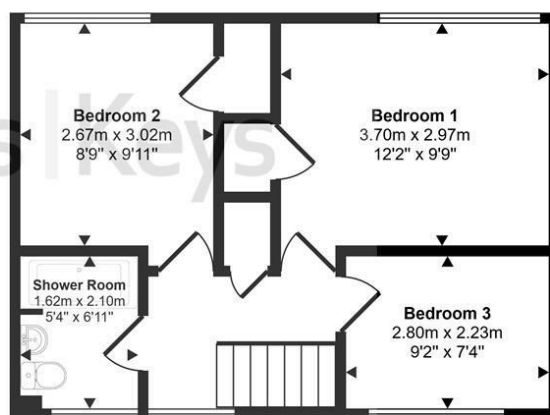
## EPC Rating:

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		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area  
97 sq m / 1043 sq ft



Ground Floor  
Approx 58 sq m / 625 sq ft



First Floor  
Approx 39 sq m / 418 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.

