



## 3 Parmeter Close, Aylsham, NR11 6AX

Guide Price £285,000

- NO ONWARD CHAIN
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN
- WALKING DISTANCE TO MARKET PLACE
- WELL PRESENTED ACCOMMODATION
- LOUNGE/DINER

# 3 Parmeter Close, Aylsham NR11 6AX

**\*NO ONWARD CHAIN\*** A well presented three bedroom bungalow on a quiet cul-de-sac conveniently situated within walking distance to the market place in Aylsham. The property boasts off road parking and a private rear garden.



Council Tax Band: B



## DESCRIPTION

Ideally located close to the market place in the sought after town of Aylsham, offering a variety of amenities, this well presented bungalow offers versatile accommodation. The property offers off road parking and a delightful enclosed rear garden which backs onto woodland, creating a private and secluded space. Internally, the entrance hall leads to the bathroom, three bedrooms, kitchen and a lounge/diner with patio doors leading to the rear garden.

## ENTRANCE HALL

uPVC door to side entrance with stained glass window panel, radiator, carpet.

## BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mixer tap and mains connected shower over, WC, vanity unit with inset wash hand basin, radiator, heated towel rail, tiled flooring, extractor fan.

## BEDROOM THREE

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

## LOUNGE/DINER

Double glazed sliding patio door to rear garden, fireplace with tiled surround and hearth, carpet, two radiators.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

## KITCHEN

Double glazed window to front aspect, fitted with wall and base units, inset stainless steel sink and drainer, space and plumbing for washing machine, integrated dishwasher, Bosch electric oven and microwave, four ring gas hob with cooker hood over, tiled flooring, radiator.

## EXTERNAL

To the front the property features a small shingled garden with hedging to the front and a paved driveway to the side. A low level wrought iron gate leads to the main entrance and the paved driveway continues to the side. A gate leads to the private rear garden which is laid to lawn and backs onto woodland, with borders featuring a variety of shrubs and a shed.

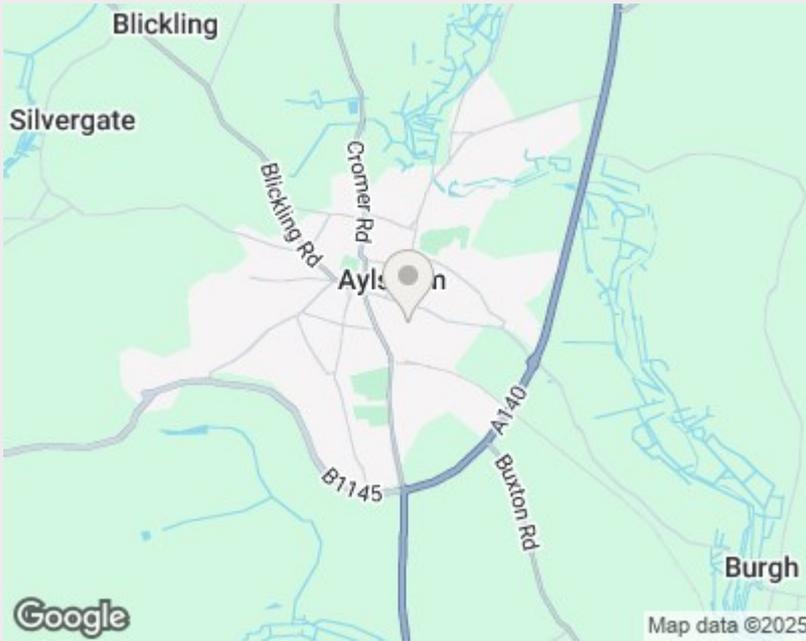
## LOCATION

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 and water connected.  
Mains gas central heating.  
Council tax band: B





## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
75 sq m / 804 sq ft



Floorplan

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.

