



2 Jegon Close, Aylsham, Norfolk, NR11 6JP

Price Guide £325,000

- CUL-DE-SAC LOCATION
- CLOSE TO AYLSHAM MARKET PLACE
- MODERNISED KITCHEN
- OFF ROAD PARKING AND GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES
- BEAUTIFULLY PRESENTED ACCOMMODATION
- CORNER PLOT LOCATION
- TWO BEDROOMS

2 Jegon Close, Aylsham NR11 6JP

A beautifully presented detached bungalow situated within a quiet cul-de-sac close to the market place in Aylsham. The property enjoys a corner plot position with a landscaped rear garden, off road parking and a detached single garage.



Council Tax Band: B



DESCRIPTION

Situated in the corner of a quiet cul-de-sac, conveniently close to the market place in Aylsham, this beautifully presented detached bungalow offers versatile and bright accommodation. The properties accommodation comprises a side entrance porch leading into the modernised kitchen, from here an entrance hall leads to the living room, two bedrooms, bathroom and separate cloakroom. Externally the property offers off road parking with access to the single garage. As the property is on a corner plot, it benefits from a generous and private rear garden which is mainly laid to shingle and bordered with pathways and mature shrubs, making it ideally low maintenance with a decked area to enjoy the views of the garden.

ACCOMMODATION

SIDE PORCH

uPVC door to side entrance, double glazed windows to front and rear aspect, tiled flooring, uPVC door to:

KITCHEN

Double glazed window to front aspect, fitted with a range of wall and base units with inset one and a half sink and drainer, space and plumbing for washing machine, integrated under counter fridge, Bosch electric oven and Bosch microwave, radiator, tiled flooring, four ring Bosch gas hob with cooker hood over, pantry cupboard, built in storage cupboard housing boiler.

HALLWAY

Carpet, built in storage cupboard, radiator, double glazed door to front porch.

FRONT PORCH

uPVC door to front entrance, carpet.

LIVING ROOM

Two double glazed windows to rear aspect, electric fireplace with ceramic hearth and mantel, carpet, radiator.

CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, vinyl flooring.

BATHROOM

Double glazed window with obscured glass to front aspect, bath, wash hand basin with vanity unit, vinyl flooring.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

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

EXTERNAL

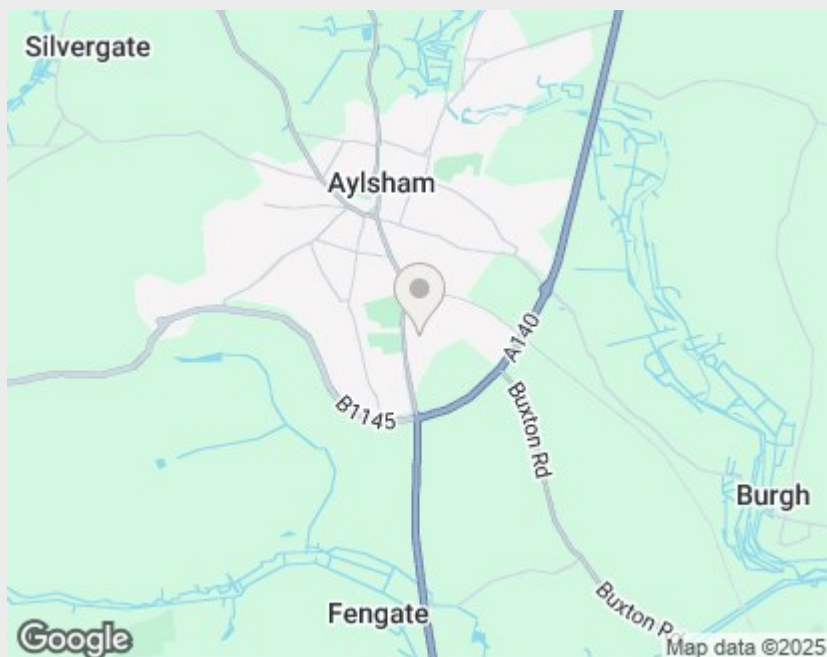
To the front is a shingle laid driveway with a decorative shingle area to the side bordered with a variety of plants. There is side access to the garage which measures 10ft wide and has power and lighting and a shed. The rear garden is mainly laid to shingle with a paved pathway and decked seating area.

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



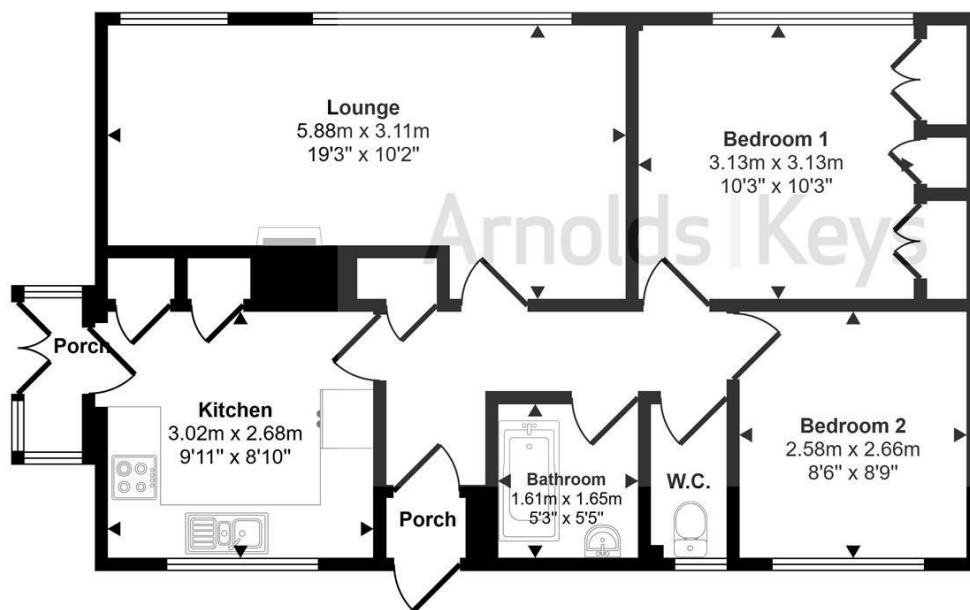
Viewings

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

EPC Rating:

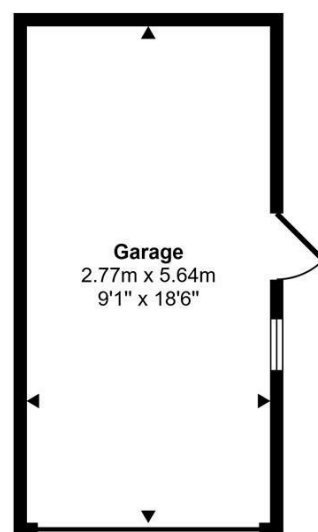
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

Approx Gross Internal Area
76 sq m / 815 sq ft



Floorplan

Approx 60 sq m / 647 sq ft



Garage

Approx 16 sq m / 168 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.

