

Arnolds | Keys



35 Mileham Drive, Aylsham, Norwich, NR11 6WD

Offers Over £300,000

- POPULAR NORFOLK HOMES DEVELOPMENT
- THREE BEDROOMS
- BRICKWEAVE DRIVEWAY TO FRONT
- CLOSE TO AYLSHAM MARKET PLACE
- BEAUTIFULLY PRESENTED
- MAIN BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN
- KITCHEN/DINER

35 Mileham Drive, Norwich NR11 6WD

Located within the popular Norfolk Homes development, this three bedroom home offers well presented accommodation within easy reach of the market place in Aylsham. The property boasts off road parking to the front for two vehicles and a garage.



Council Tax Band: C



DESCRIPTION

This well presented modern home is ideally situated within the popular Norfolk Homes development within the sought after market town of Aylsham. The property presents bright and comfortable accommodation which comprises an entrance hall with ground floor cloakroom, living room leading to the kitchen diner with patio doors to the rear garden, with three bedrooms; one with an ensuite shower room and a family bathroom to the first floor. The property boasts a sunny south-west facing rear garden which is laid to lawn and provides access to the single garage; currently adapted for use as a home gym. There is a brick weave driveway to the front, conveniently providing parking for two vehicles.

ENTRANCE HALL

Stairs to first floor, tiled flooring composite door to front.

CLOAKROOM

Double glazed window with obscured glass to front aspect, WC, wash hand basin, tiled flooring.

KITCHEN DINER

Double glazed window to rear and patio door, wall and base units with stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, inset double electric oven, four ring gas hob with cooker hood over, tiled flooring, space for under counter fridge and freezer.

LIVING ROOM

Double glazed window to front aspect, tiled flooring, radiator, electric fireplace.

LANDING

Airing cupboard with shelving units, carpet.

BEDROOM ONE

Double glazed window to front aspect, two double built in wardrobes, carpet, radiator, door to:-

ENSUITE

Double glazed window with obscured glass to front aspect, built in double wardrobe with Aqualisa shower, pedestal wash hand basin, WC, radiator, extractor fan, shaver charging point.

BEDROOM TWO

Dual aspect with double glazed window to rear and front aspect, built in double wardrobe, radiator, carpet.

BEDROOM THREE

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

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mixer tap and shower head attachment, WC, pedestal wash hand basin, radiator, electric shaver charging point, extractor fan.

EXTERNAL

To the front of the property is a brick weave driveway with access to the single garage which has an up and over door, power and lighting. There is also a border filled with mature shrubs and flowers to the front. A gate provides side access to the rear garden which is mainly laid to lawn with a decked seating area, ideal for entertaining or enjoying the views of the garden.

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.

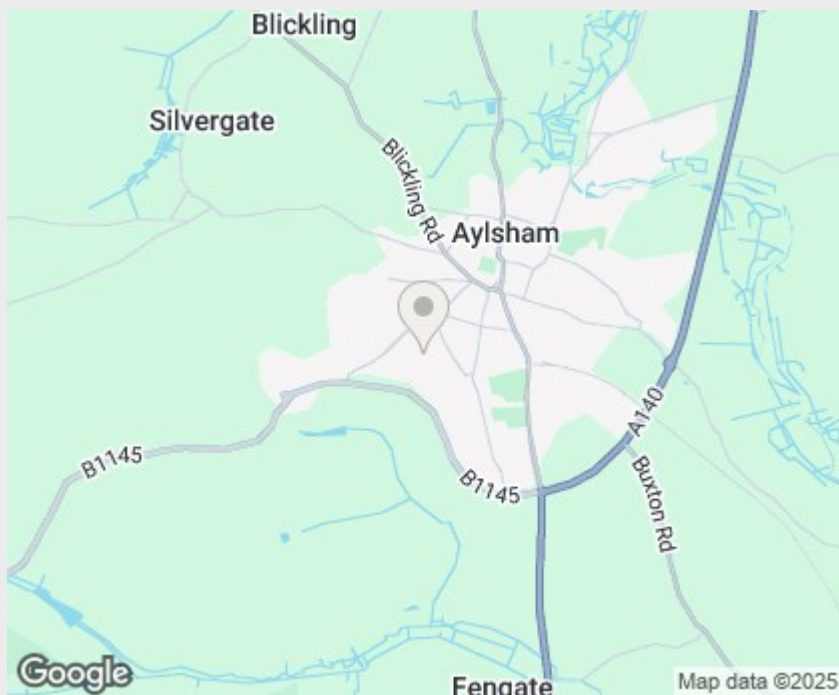
AGENTS NOTE

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: C



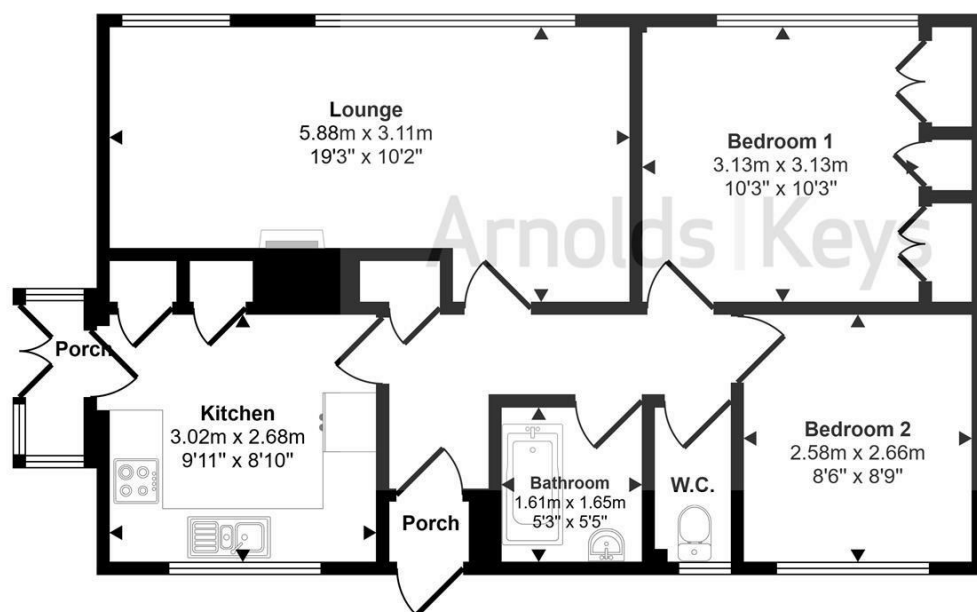
Viewings

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

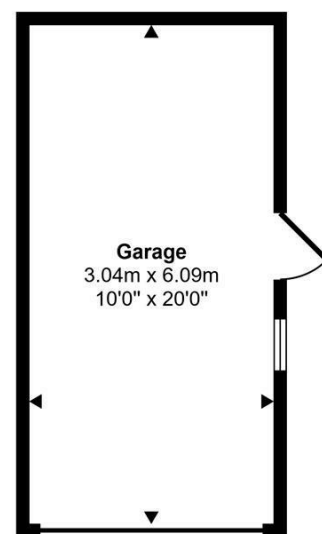
EPC Rating:

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 2002/91/EC	

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.

