



35 Pound Lane, Aylsham, NR11 6DR

Offers Over £325,000

- BEAUTIFULLY PRESENTED ACCOMMODATION
- LOUNGE/DINER WITH UTILITY ROOM
- WALKING DISTANCE TO MARKET PLACE
- BRICK BUILT STORE ROOM IN GARDEN
- THREE BEDROOMS
- WEST FACING COURTYARD GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

35 Pound Lane, Aylsham NR11 6DR

A charming three bedroom home conveniently located within walking distance to the sought after market place in Aylsham. Having been renovated by the current owners, the property boasts bright and beautifully presented accommodation with off road parking and a courtyard style garden.

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Council Tax Band: C



DESCRIPTION

Situated within walking distance of the market place in Aylsham, this beautifully presented home has been renovated by the current owners and boasts stylish and bright accommodation with a variety of amenities on your doorstep. Internally the property comprises a dual aspect living room, spacious kitchen diner leading to a utility room and modern bathroom, with three bedrooms to the first floor. The property offers off road parking to the front and a delightful west facing courtyard garden to the rear; which has been well maintained and is ideally low maintenance, with a decked seating area for the perfect spot to enjoy the sun.

ENTRANCE

Composite door to main entrance, tiled flooring, stairs to first floor.

LIVING ROOM

A dual aspect room with double glazed window to front and side aspect, carpet, radiator, electric fire place.

KITCHEN/DINER

Two double glazed windows to side aspect. Fitted with a range of wall and base units with stainless steel one and a half sink and drainer, integrated double oven, bin cupboard, dishwasher and fridge freezer, four ring electric hob with cooker hood over, oak flooring throughout. Dining area has built in under stairs storage. Door to:-

UTILITY ROOM

Composite door to rear garden, wall and base units with inset stainless steel sink, space and plumbing for washing machine, built in storage cupboard, tiled flooring, radiator.

BATHROOM

Double glazed windows with obscured glass to side and rear aspect, fitted with three piece suite comprising bath with mixer tap and mains shower head, vanity unit with wash hand basin, WC, heated towel rail, extractor fan.

FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in storage cupboard with shelving units.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to side aspect, carpet, radiator.

EXTERNAL

To the front the property is approached via a shingle driveway. There is a rear courtyard style garden which is laid to shingle for ease of maintenance and features a decked seating area with borders of mature shrubs and a brick built store room.

AGENTS NOTES

This property is Freehold.

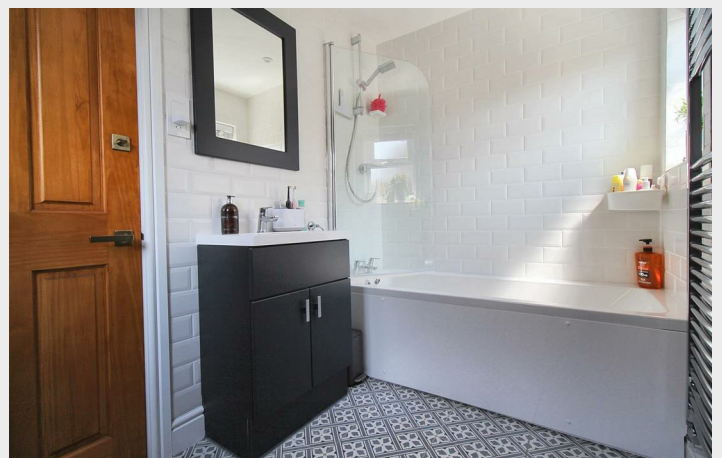
Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: C

LOCATION

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.



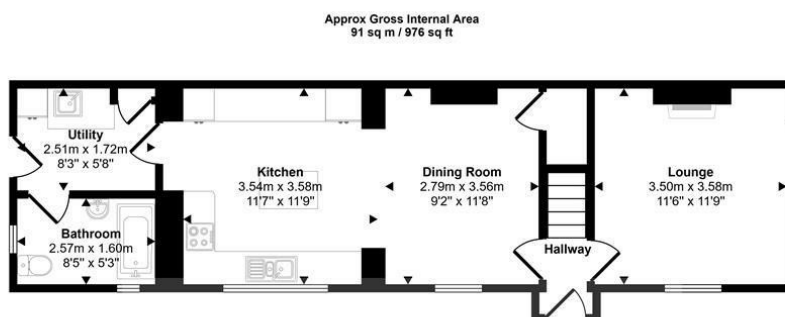


Viewings

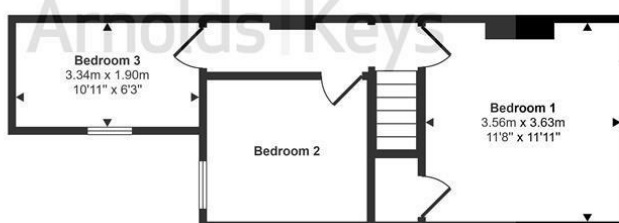
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

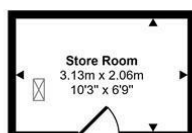
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 50 sq m / 538 sq ft



First Floor
Approx 34 sq m / 368 sq ft



Outbuilding
Approx 6 sq m / 69 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.

