



**Maranatha The Street, Aylmerton, Norwich, NR11 8AA**

**Offers Over £350,000**

- No onward chain
- Well presented
- Garden room overlooking rear garden
- Garage and off-road parking
- Beautifully proportioned
- Three bedrooms
- Attractive gardens
- Oil fired central heating

# Maranatha, The Street, Aylmerton, NR11 8AA

Offered with no onward chain is this beautifully proportioned detached bungalow set in attractive gardens and enjoying a pleasant village setting. The property is nicely presented and of individual design, with the benefit of oil fired central heating and sealed unit glazing in UPVC frames throughout.

The Village of Aylmerton is set twixt the principal towns of Sheringham and Cromer and offers a well-respected Inn and local shop. The National Trust's Felbrigg Hall is just a short stroll away offering beautiful woodland walks.

An ideal home for those seeking a Village life but within easy reach of the Coast.



Council Tax Band: D



## ENTRANCE PORCH CANOPY

With part glazed door and side panels opening to:

## ENTRANCE HALL

Built in store cupboard, two radiators, two wall light points.

## LOUNGE

A generous room with two aspects including sliding patio doors to the rear garden and a window to the side. Feature exposed brick wall with stone mantle and provision for electric stove, provision for TV, radiator. Wide archway opening to:

## DINING AREA

Radiator, window to side aspect.

## KITCHEN

Comprehensive range of wood faced base and wall cabinets with laminated work surfaces and tiled splashbacks. Inset electric hob with filter hood above, integrated electric oven, inset stainless steel sink unit, provision for washing machine, window and part glazed door to:

## GARDEN ROOM

With full width UPVC windows and door opening to rear garden. Tiled floor, fitted storage cupboards.

## BEDROOM 1

Window to front aspect, radiator, fitted wardrobe cupboard, vanity washbasin with cupboards beneath, tiled shower enclosure with electric shower.

## BEDROOM 2

Triple built in wardrobe cupboard with store cupboards above, radiator, window to rear aspect.

## BEDROOM 3

Two fitted double wardrobe cupboards with store cupboards above, vanity wash basin with cupboards beneath, access to roof space, radiator, window to front aspect.

## SHOWER ROOM

Modern suite of level entry shower enclosure with mixer shower and glazed screen, vanity wash basin with cupboards beneath, close coupled w.c., bidet, wall tiling, heated towel rail, window to front aspect.

## CLOAKROOM

Wash basin, close coupled w.c., wall tiling, radiator, window to front aspect.

## OUTSIDE

Attached brick built GARAGE: With electric roller

door, floor mounted oil fired boiler, electric service meters, power points. Timber SUMMER HOUSE.

## GARDENS

The property is approached over a brick weave driveway leading to the garage and providing additional off-road parking. A gate then leads to the fully enclosed rear garden which enjoys a southerly aspect and is neatly arranged with a generous lawned area interspersed with mature trees and shrubs. There is a paved patio immediately at the rear, also enjoying a southerly aspect.

## AGENTS NOTE

The property is freehold, has mains electricity, water and drainage are connected. The property has a Council, Tax Rating of Band D.





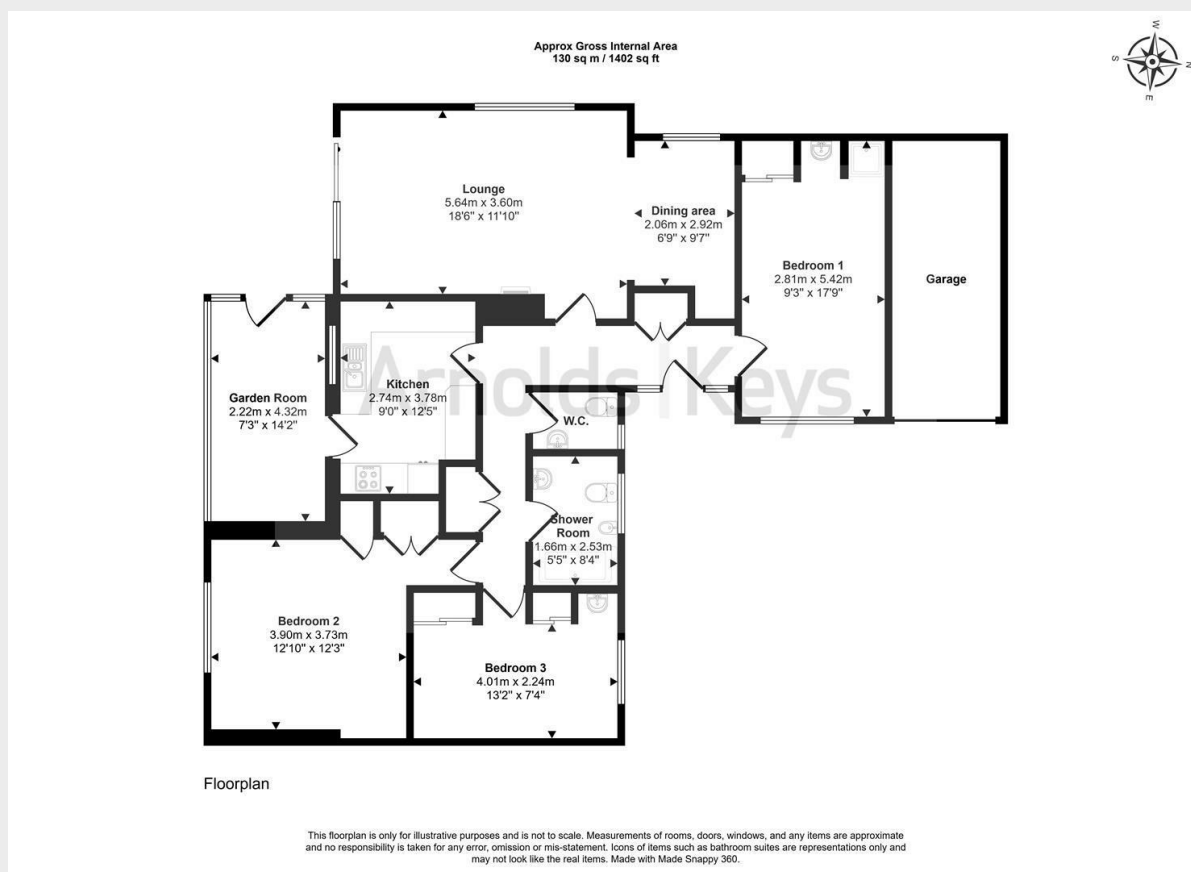
## Viewings

Viewings by arrangement only. Call 01263 822373 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>                            |                            | <b>72</b> |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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.



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