

GUIDE PRICE

£375,000

Bure Way, Aylsham, NR11 6HL

Arnolds | Keys









THE PROPERTY

3 Bure Way, Aylsham, NR11 6HL

NO ONWARD CHAIN Situated on a sought after road just a short walk from the market place in Aylsham, this delightful period home boasts plenty of charming features, including original tiled flooring in the entrance and fireplace with wood burning stove. The property has been extended over time and comprises a bright, bay fronted living room leading to the dining room with large walk in pantry, a spacious country style kitchen with boot room and groundfloor shower room. To the first floor are two bedrooms. The property boasts a well established and generous rear garden leading to an enclosed area offering off road parking for multiple vehicles.

The property is located on a popular road within the market town of Aylsham, just a short walk to the market place and with beautiful views from the bedroom window across to the church.

2 1 2 B D

THE DETAILS

Property Details

ENTRANCE
Timber door to front entrance, original tiled flooring, carpeted stairs to first floor.

LIVING ROOM
Bay window to front aspect, carpet, radiator, inglenook fireplace with wood burning stove and timber mantle over with fitted shelving and cupboards to either side.

DINING ROOM
Window to kitchen, carpet, radiator, open to:-

PANTRY
Fitted with shelves and cupboards, carpet, flooring, door to under stairs storage cupboard.

KITCHEN
Double glazed Velux window and sky light, wall and base units with timber worktop over, inset sink, space for oven with cooker hood over, laminate flooring, heated towel rail, double glazed sliding doors to:-

BOOT ROOM
Tiled flooring, windows and double glazed sliding door to rear garden.

SHOWER ROOM
Double glazed window with obscured glass to rear aspect, fitted with double walk in shower with mains connected shower over, WC, vanity unit with wash hand basin, built in cupboard housing boiler, shaver charging point, vinyl flooring, radiator.

FIRST FLOOR LANDING
Carpet, fitted shelving unit, doors to:-

BEDROOM ONE
Double glazed window to rear aspect, radiator, carpet, built in cupboards.

BEDROOM TWO
Double glazed sash window to front aspect, carpet, radiator, feature fireplace, built in cupboard with shelves and radiator, view to Church.

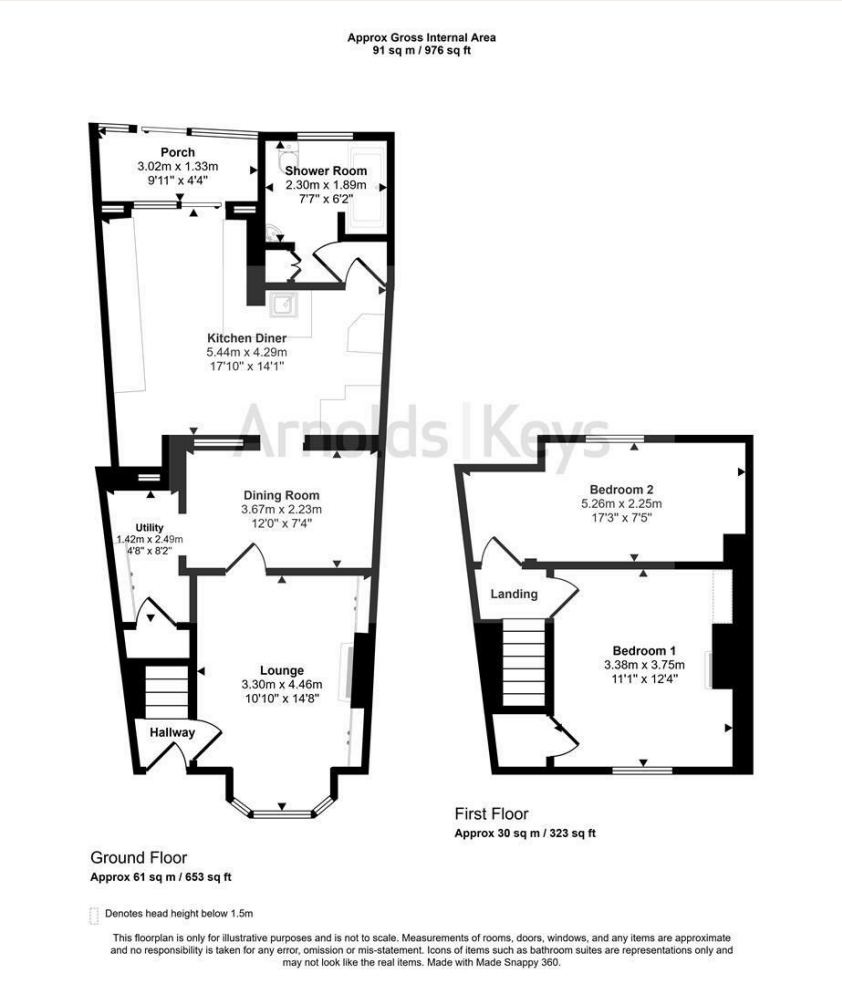
EXTERNAL
To the front the property is lined with a low lying brick wall to the front with a wrought iron gate leading into the front garden. A pathway leads to the front door with box heding to the side and a small area with mature shrubs. The rear garden is sectioned into two enclosed areas, one that is paved with a variety of established shrubs and flowers, leading to a lawned area with a summer house with power and ample off road parking to the rear accessed via a timber framed gate.

AGENTS NOTES
This property is Freehold.
Mains drainage, gas and water connected.
Council tax band: B
This property is Grade 2 listed and in a conservation area.



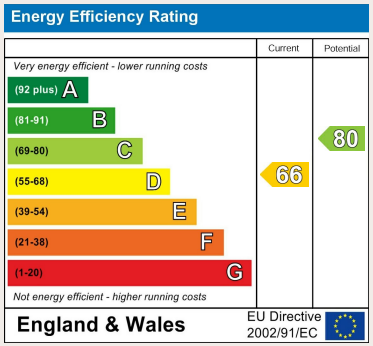
Location

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.











Contact Us

8 Market Place, Aylsham, NR11 6EH
county@arnoldskeys.com
www.arnoldskeys.com
01263 738444

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