



01263 738444
arnoldskeys.com



Liz Jones Way . Aylsham . NR11 6FL

£195,000

MODERN STYLE, OVERLOOKING A GREEN, IDEAL FOR THOSE WANTING A "MOVE-IN" HOME

Double-glazed front door leads to entrance hall with laminate wood effect flooring, a ground floor cloakroom with wash hand basin and WC. The sitting room faces to the front elevation of the property and features laminate flooring, built-in cupboard. Access then to the kitchen/dining room across the rear of the property which is fitted with work surfaces, base and eye level units, ceramic tile flooring, built-in stainless steel gas hob and electric oven with extractor hood, further space for fridge freezer and plumbing for automatic washing machine, double-glazed window and double-glazed French doors leading on to the rear garden. This completes the ground floor accommodation.

The first floor landing provides access to both bedrooms and the bathroom. Bedroom 1 offers double-glazed windows to the front elevation and built-in cupboard. Bedroom 2 faces to the rear elevation, both are double rooms. Completing the first floor accommodation is the family bathroom comprising bath with shower over, pedestal wash hand basin, WC, radiator and sealed unit double glazed window to the side.

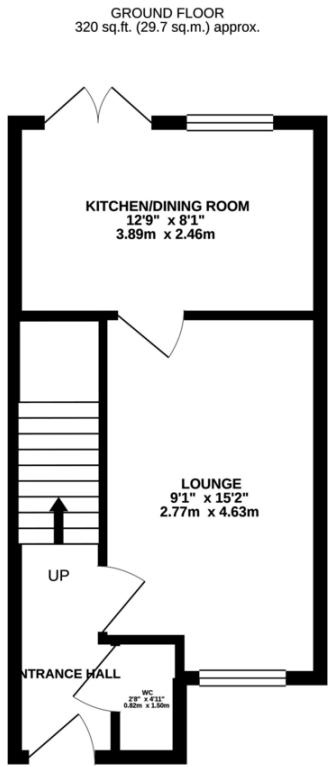
The outside space features shingle areas to the front and side with a timber gate giving access to the enclosed rear garden which is made up of lawn with paved path and timber garden shed. The property is also complemented by an off-road parking area suitable for two cars.



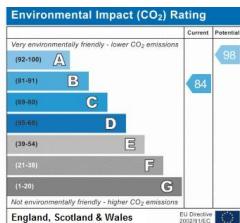
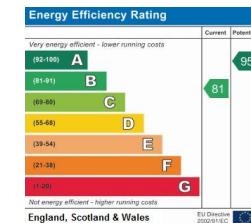
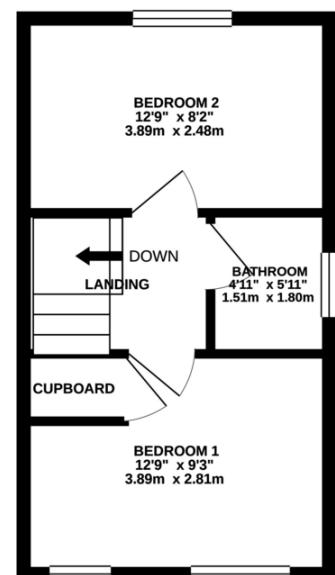
2 1 1

Arnolds Keys





1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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. Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £125. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £200. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



01263 738444
arnoldskeys.com

county@arnoldskeys.com

Arnolds Keys