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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.

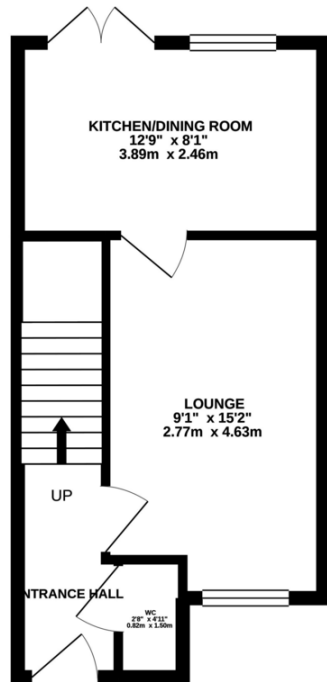


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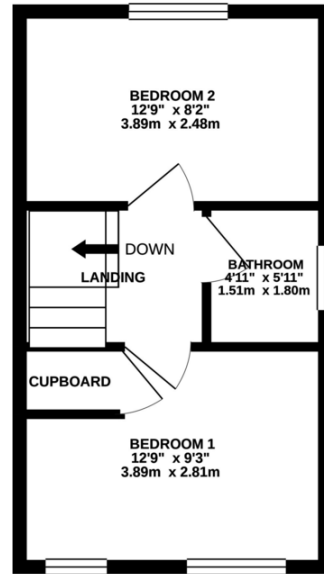




GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

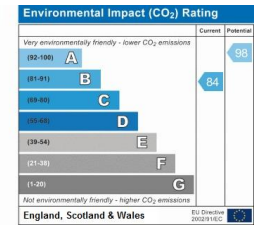
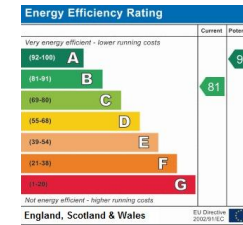


1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



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. This plan is for illustrative purposes only and should 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.  
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