

GUIDE PRICE

£340,000

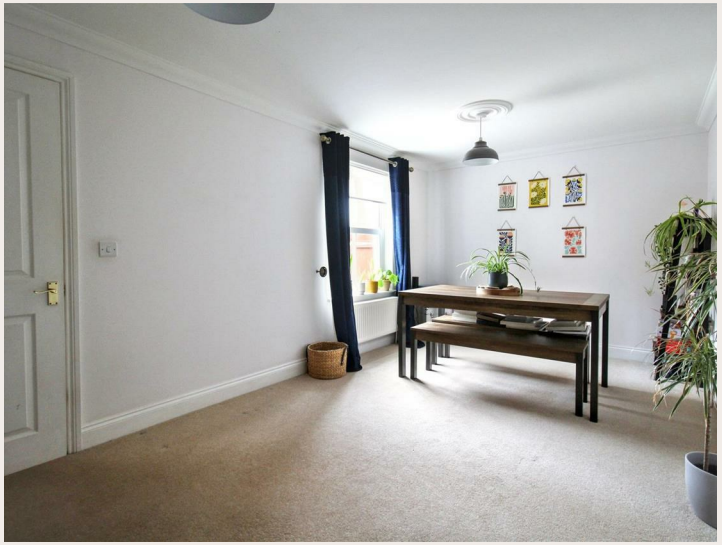
Hungate Street, Norwich, NR11 6EA

Arnolds | Keys









THE PROPERTY

4 Trafalgar Yard Hungate Street, Norwich, NR11 6EA

A beautifully presented modern home conveniently located just a short walk to the ever popular market place in Aylsham. The property boasts bright, contemporary accommodation situated over three storeys and comprising an entrance hall, living room with wood burning stove, dining room, and an inner hallway leading to the kitchen and cloakroom and providing access to the side garden.
To the first floor are two double bedrooms and a family bathroom, with a principle bedroom on the second floor.
Externally, the property boasts an ideally low maintenance and partly walled rear garden with access to the garage and off road parking space.

Trafalgar Yard is a popular area within Aylsham, a small collection of beautifully presented modern town houses conveniently situated just a short walk to the market place.

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THE DETAILS

Property Details

ENTRANCE HALL
Composite door to front entrance, carpeted stairs to first floor, door to living room.

LIVING ROOM
Double glazed sash window to front entrance, wood burning stove, carpet, radiator.

DINING ROOM
Double glazed sash window to rear aspect, carpet, radiator, built in under stairs storage cupboard.

INNER HALLWAY
Composite door to side entrance, vinyl wood effect flooring.

CLOAKROOM
Double glazed window with obscured glass to side aspect, fitted with a WC, pedestal wash basin, radiator, vinyl wood effect flooring.

KITCHEN
A dual aspect room with double glazed windows to side and rear aspect, double glazed French doors to garden, fitted with wall and base units with inset one and a half sink and drainer, fitted double electric oven with cooker hood over, integrated fridge/freezer, vinyl wooden effect flooring, radiator.

FIRST FLOOR LANDING
Double glazed sash window to front aspect, carpet, radiator, stairs to second floor.

BEDROOM TWO
Double glazed sash window to front aspect, carpet, radiator.

BEDROOM THREE
Double glazed sash window to rear aspect, carpet, radiator.

BATHROOM
Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising bath with mains connected shower over, vanity unit with wash basin and WC, extractor fan, tiled flooring.

SECOND FLOOR
Carpet.

BEDROOM ONE
Double glazed Velux window to rear aspect, carpet, radiator, built in eaves storage.

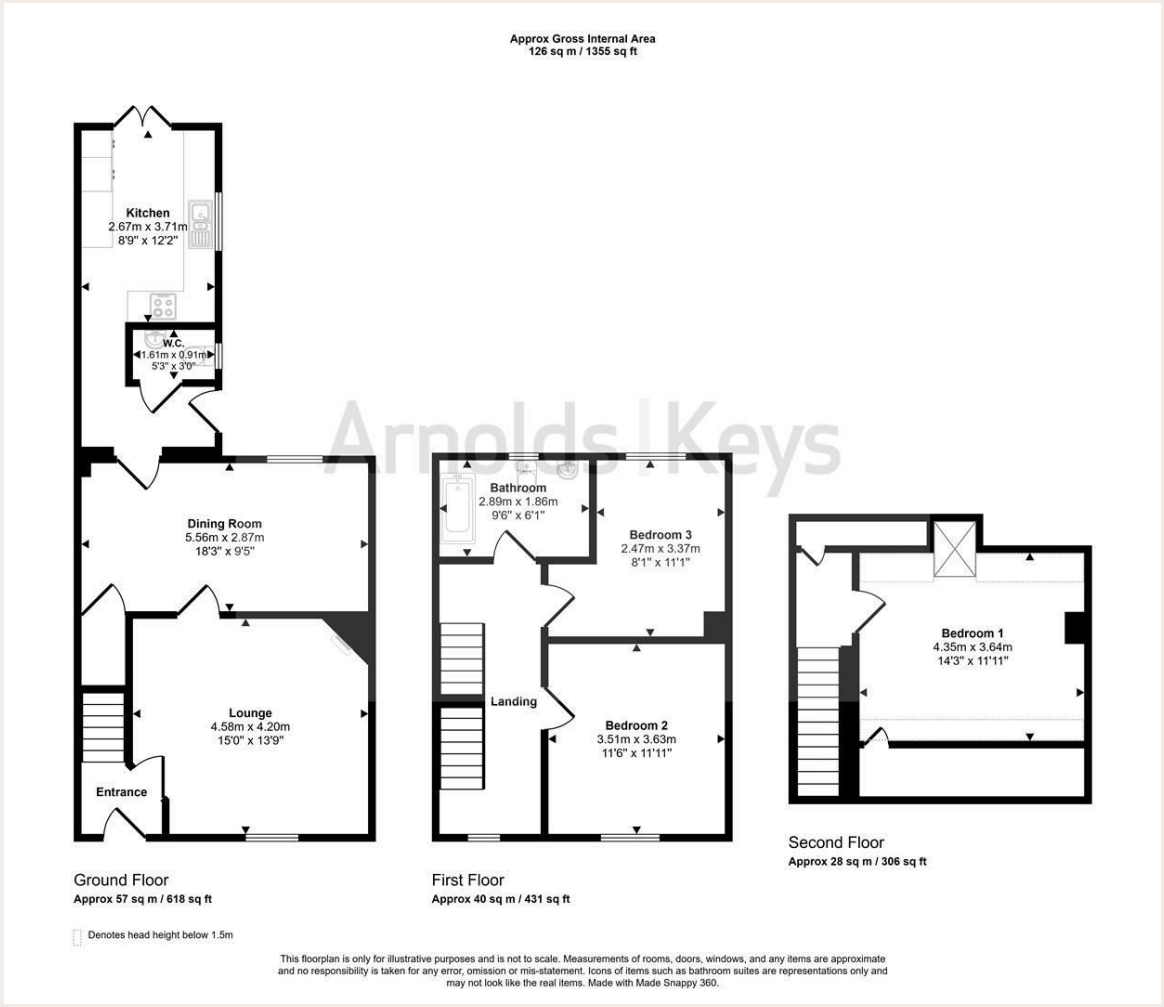
EXTERNAL
To the front the property features an enclosed front garden with a low brick wall with wrought iron fencing above and a low level gate. The road to the side leads to the garage which has power, an up and over door and an extra parking space. The rear garden is partly walled and ideally low maintenance with an 'L' shaped paved patio area and a gate leading to the garage.

AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, gas and water connected.



Location

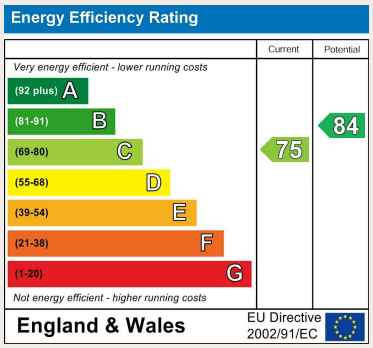
Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities including a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a twice weekly market and well regarded schools. The nearby Bure Valley Path and Railway provide scenic routes, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach. Norwich is accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.











Contact Us

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