



3 THE CLOSE AYLMERTON, NR11 8PX

**£285,000
FREEHOLD**

This extremely well presented and surprisingly spacious 2/3 bedroom semi-detached house, located in a quiet and popular location within Aylmerton. The village is popular for its countryside setting and characterful properties. Aylmerton also benefits from having amenities on hand which includes a local pub and newsagents/grocer/petrol station. Gresham village school is also under 2 miles.

Viewings are highly advised with this property to fully appreciate the space and level of accommodation that is on offer, the property boasts 2/3 bedrooms, oil fired central heating, lounge, kitchen, dining room, snug/3rd bedroom, bathroom good size rear garden and off road parking for several cars to name just a few.

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3 THE CLOSE

- ideal Family home • 2-3 Bedrooms • semi Detached House • Dining Room • Lounge • Oil Fired central Heating • Bathroom • Large Rear Garden • Off road parking several cars • Viewing recommended



Overview

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Entrance Hall

Enter into the hall via a half glazed uPVC door, entrance hall has wooden flooring, stairs leading to the first floor and doors leading to the lounge and bedroom three/second reception room

Kitchen

uPVC double glazed window to the side aspect, door into under stairs storage cupboard, a range of wall and base units with worktops over, inset sink with side drainer, fitted electric double oven, 4 ring electric hob, integrated fridge/freezer, space and plumbing for washing machine, tiled flooring, tiled splash backs and archway into the dining room.

Lounge

uPVC double glazed windows to the front and rear aspect, wooden flooring, TV point, telephone point, ceiling rose, two wall mounted radiators and door leading to the kitchen.

Dining Room

Half height double glazed uPVC French doors opening onto the rear garden, tiled flooring, wall mounted radiator, TV point, telephone point and ceiling rose.

Bedroom 3 / Lounge

uPVC double glazed to the front aspect, wooden flooring, wall mounted radiator, TV point and ceiling rose.

Landing

Carpeted flooring, wall mounted radiator, storage cupboard, loft access hatch and doors leading to bedroom one, bedroom two and the bathroom.

Bedroom 1

uPVC double glazed windows to the front and rear aspect, two built in wardrobes, carpeted flooring, ceiling rose and wall mounted radiator.

Bedroom 2

uPVC double glazed to the front aspect, carpeted flooring, wall mounted radiator, TV point and built in wardrobe.

Bathroom

uPVC double glazed window to the side aspect, wood effect laminate flooring, ceiling rose, tiled splash backs,

extractor fan, 3 piece suite comprising pedestal wash hand basin, bath with mixer tap and shower attachment over, and low level flush WC.

Outside

Access to the property is provided by a shared driveway which is split between this property and 2 The Close, The driveway is mainly shingled and has parking for several cars. To the right hand side of the property is a passage which leads to the rear garden, the rear garden is accessed through double opening gates.

The rear garden is surprisingly spacious, mainly lawned the garden is secured to both side aspects with fencing. To the bottom of the garden is fencing and views of the countryside. In the rear garden there is also a garden shed with the oil tank discreetly situated behind, and a decked area leading off of the dining room along with a further decked area at the bottom of the garden.

Agents Note

Please note that this property is an ex-local authority, it is subject to restrictions which only allow people who have lived and worked in Norfolk for the past 3 years to purchase the property.

Council tax B

EPC - Current 52 E

Potential 52E

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.