



3 Ernest Close, Aylsham

£300,000 Freehold

This exquisite 3-bedroom mid-terraced townhouse offers a perfect blend of modern living and practicality spread across three well-designed storeys. The property features a spacious lounge, off-road parking, and a garage for added convenience. The rear garden is mainly laid to lawn, providing a private outdoor space. With its prime location offering easy access to local amenities, this home is ideal for those seeking comfort and convenience.

Location

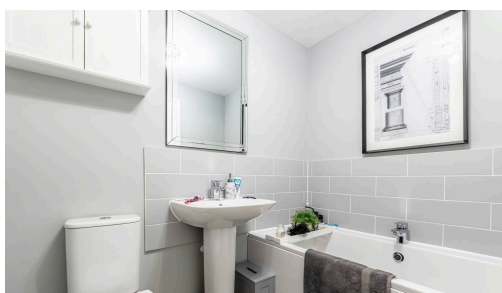
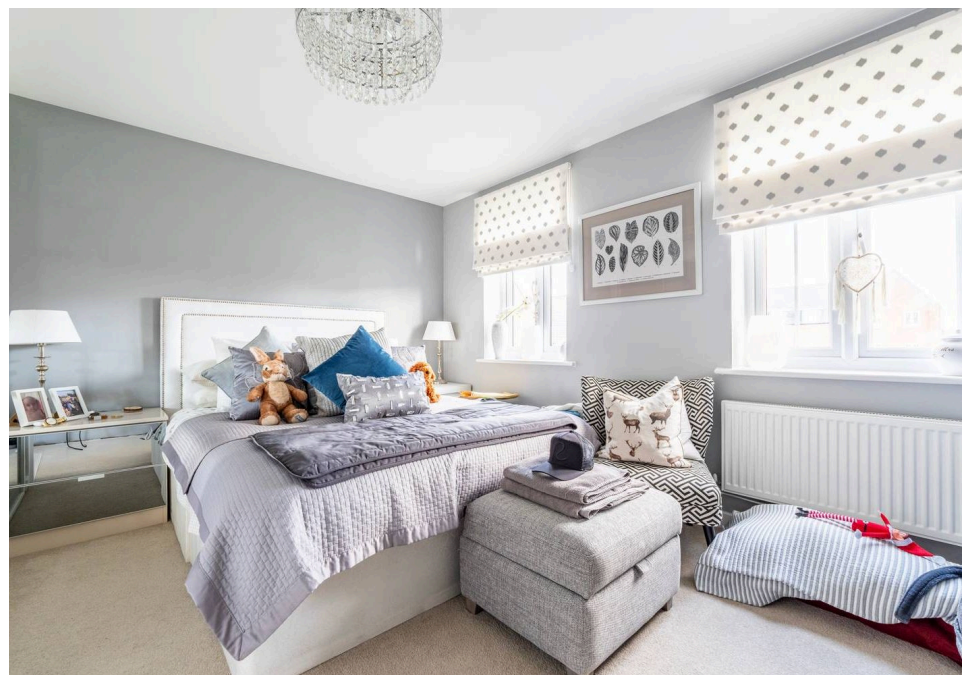
Ernest Close is situated in the residential area of Aylsham, a market town in Norfolk, England. The property is approximately 0.5 miles from Aylsham town centre, providing convenient access to local amenities such as shops, schools, and healthcare facilities. Aylsham is well-connected by public transport, with bus services linking to nearby towns and Norwich city centre. The town is also served by the A140 road, offering direct routes to Norwich to the south and Cromer to the north. The surrounding area is known for its picturesque countryside, including the nearby Blickling Estate, a National Trust property offering historical tours and extensive parkland. Aylsham is within the Broadland district, which is part of the Broadland and Fakenham parliamentary constituency. The NR11 6FT postcode area encompasses a mix of residential properties, contributing to a diverse and vibrant community.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - C



Ernest Close, Aylsham

Upon entering the property, you are greeted by an inviting hallway leading to a convenient WC with a storage cupboard and stairs that lead to the first floor. To the right, you'll find a modern kitchen that combines both style and practicality. It features built-in cabinets with ample storage, integrated appliances, and a layout designed for efficiency, making meal preparation a breeze. The sleek finishes and tiled flooring enhance the contemporary feel. The ground floor also comprises a spacious lounge with double doors opening onto the rear garden, offering a seamless flow between indoor and outdoor living spaces. The room is finished with carpet flooring, creating a cosy and inviting atmosphere.

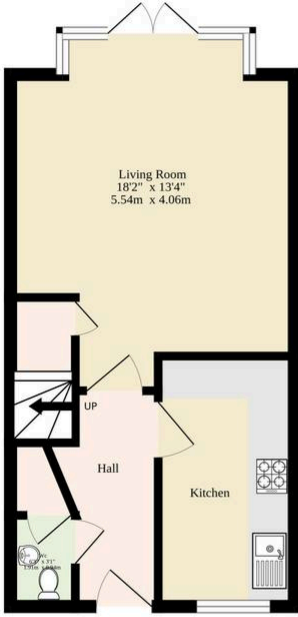
Making your way to the first floor, a landing provides access to two double bedrooms. One bedroom is front-facing, while the other offers pleasant rear views of the garden. Both rooms feature plush carpet flooring, enhancing the cosy feel of the space. The family bathroom is well-appointed, with a full-size bathtub. Tiled walls give the room a clean finish, while a wall cabinet provides convenient storage for toiletries and essentials, making it both functional and stylish.

Ascend to the second floor to discover the generously sized main bedroom, complete with a built-in wardrobe and a skylight that floods the room with natural light. The bedroom offers delightful views over the rear garden. The en-suite shower room, features a step-in shower, towel rail, and tiled flooring, offering both convenience and privacy. This property is finished to a high standard throughout, ensuring a comfortable and contemporary living experience.

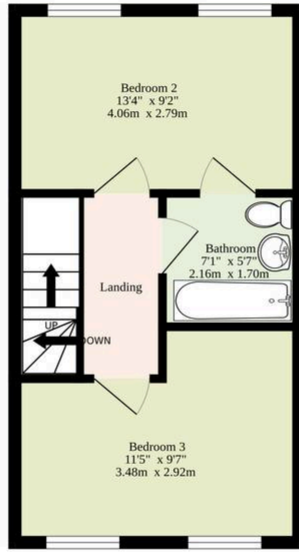
The rear garden is West-facing and mainly laid to lawn, with a decked patio area perfect for outdoor furniture, ideal for entertaining or simply enjoying the fresh air. Additional features include one allocated off-road parking space with the added convenience of a garage.



Ground Floor
305 sq.ft. (28.3 sq.m.) approx.



1st Floor
340 sq.ft. (31.6 sq.m.) approx.



2nd Floor
379 sq.ft. (35.2 sq.m.) approx.



Sqft Excluding Kitchen, Second Floor En Suite, Wc, Landing

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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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