

# Trett Phillips Lettings

[www.trettphillipsresidential.co.uk](http://www.trettphillipsresidential.co.uk)



Knights Way, Aylsham, Norwich, Norfolk, NR11 6LL  
**Monthly Rental Of £1,550**

Viewing by appointment with our  
Aylsham Office: (01263) 801330 or [aylsham@tretthillipsresidential.co.uk](mailto:aylsham@tretthillipsresidential.co.uk)



## AYLSHAM

Aylsham is a historic and picturesque town located in Norfolk. It has a wide range of amenities and direct bus links to both Cromer and Norwich City Centre.

### ENTRANCE HALL

uPVC double glazed entrance door, stairs to the first floor, points for power and telephone, tiled floor, smoke alarm, spotlights.

### CLOAKROOM

6' 8" x 5' 6" (2.03m x 1.68m)

uPVC double glazed to the front, low level WC, wash hand basin. Storage cupboard with sliding doors with central heating boiler and hot water tank. Tiled floor.

### OPEN PLAN LOUNGE/DINING ROOM/ KITCHEN

23' 3" x 20' 9" (7.08m x 6.32m)

### LOUNGE/DINING ROOM

uPVC double glazed window and uPVC double glazed French doors to the rear. Spotlights, tiled floor, points for power, TV and telephone and radiator.

### KITCHEN

Newly fitted kitchen comprising of both wall and base units, stainless steel sink and drainer, induction hob with remote control cooker hood, electric oven, work surfaces, integrated washing machine and fridge/freezer. Built in microwave, points for power, spotlights and tiled floor.

### BEDROOM ONE

16' 2" x 10' 8" (4.92m x 3.25m)

uPVC double glazed window to the rear, radiator, points for power and TV and tiled floor

### ENSUITE

6' 8" x 4' 9" (2.03m x 1.45m)

uPVC double glazed window to the front, three piece suite comprising of low level WC, wash hand basin and shower cubicle. Extra tor fan, heated towel rail and tiled floor.

### LANDING

Velux double glazed window, cupboard, smoke alarm and spotlights.

### BEDROOM TWO

15' 4" x 11' 0" (4.67m x 3.35m)

uPVC double glazed window to the front, Velux double glazed window at the rear, points for power and TV, loft access, radiator and spotlights.

### BEDROOM THREE

15' 4" x 10' 4" (4.67m x 3.15m)

uPVC double glazed window to the front, Velux double glazed window at the rear, points for power and TV, built in wardrobe, radiator and spotlights.

### BATHROOM

7' 9" x 6' 4" (2.36m x 1.93m)

Three piece suite comprising of low level WC, vanity wash basin and bath with mixer taps and shower over. Spotlights, Velux window and extractor fan

### OUTSIDE

#### FRONT GARDEN

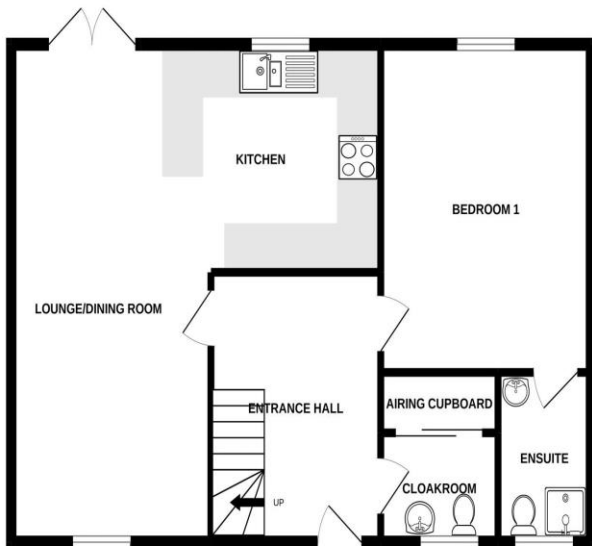
Driveway

#### REAR GARDEN

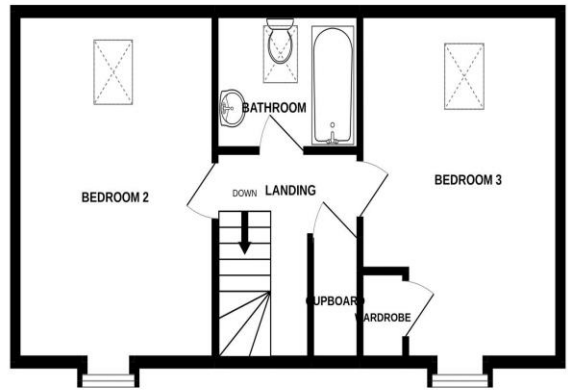
Fully enclosed with patio and paved path leading to outbuilding.



GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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**Council Tax: B - EPC Rating: B - Tenure: Freehold**

- NEW BUILD
- Spacious open plan living
- Private estate
- Modern and contemporary
- First floor bedroom and ensuite
- High specification throughout
- Local builder
- Walking distance to town

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Residential

*Trett Phillips*  
Bespoke

**Trett Phillips**  
Lettings

### **Trett Phillips Residential LTD**

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**Aylsham Office** (01263) 801330

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