



51b Burgh Road, Aylsham

£350,000 - £395,000 Freehold

Located in a sought-after spot just a short stroll from Aylsham's vibrant town centre, this well-presented four-bedroom detached home offers over 1,000 sq. ft. of spacious and versatile living. Thoughtfully designed for family life, the property boasts generous living areas ideal for both relaxed evenings and entertaining guests. With excellent schools nearby and easy access to Norwich, the A140, and the North Norfolk coast, this home ticks every box for those seeking a balanced lifestyle in a charming market town.

Location

Nestled in the heart of the historic market town of Aylsham, Burgh Road enjoys a prime location just moments from the vibrant town centre. Surrounded by beautiful countryside and scenic walking routes, the property offers a perfect balance of rural charm and everyday convenience. Aylsham boasts a thriving community with independent shops, cosy cafes, and a twice-weekly market set against the backdrop of stunning Georgian architecture. Excellent local schools, easy access to the A140, and proximity to both Norwich and the North Norfolk coast make this a sought-after spot for families and commuters alike. Whether you're exploring nearby Blickling Estate or enjoying a relaxed pace of life in this picturesque Norfolk town, this location has something for everyone.



Burgh Road

Upon entering the property through the front door, you are greeted by the entrance hall featuring a staircase to the first floor, understairs storage cupboard, and a cloakroom. The lounge boasts a double glazed window to the rear, sliding patio doors to the rear garden, and a living gas flame fire and surround.



The kitchen, equipped with a range of base and wall units, seamlessly flows into the dining room, providing a perfect space for family meals and entertaining.

The first floor landing leads to 4 well-proportioned bedrooms, all with ample natural light and built-in wardrobes. The recently refitted shower room offers modern fixtures and fittings for added comfort and convenience.

Outside, the property features a lawned front garden with shrub and flower borders, a driveway providing ample parking, and a single garage with power and light. The rear garden extends to 43ft (stms) and includes a patio area, a lawn with shrub and flower borders, and a timber garden shed.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

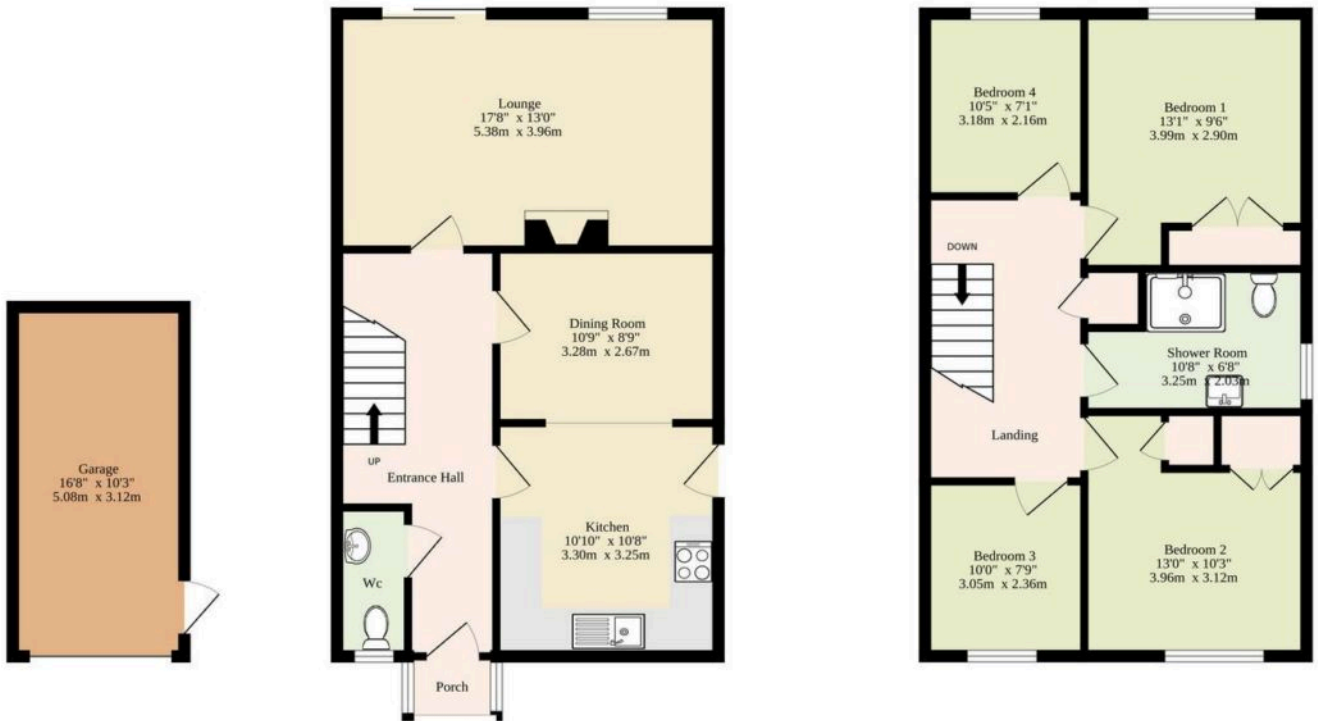
Council Tax band: C

Tenure: Freehold



Ground Floor
693 sq.ft. (64.4 sq.m.) approx.

1st Floor
568 sq.ft. (52.8 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1261 sq.ft. (117.2 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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