



Aylsham Road
Norwich, NR3 3ES

Guide Price £350,000 - £375,000

claxtonbird
residential

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*** Guide Price £350,000 - £375,0000 *** Welcome to this charming Victorian mid-terrace house located on Aylsham Road in Norwich, NR3. This beautifully renovated property boasts a perfect blend of classic features and modern amenities, making it a delightful place to call home. As you step inside, the bay-fronted sitting room is a highlight, featuring a stunning wood burner that adds both warmth and character to the space. The open-plan modern kitchen/dining room are ideal for those who love to cook and entertain. The sleek design and layout make it easy to whip up meals while still being part of the conversation with family and friends. Upstairs, you will find a modern bathroom and three bedrooms, all conveniently located off the first-floor landing. Additional features of this property include a utility room, cloakroom, and gas central heating, providing convenience and comfort for everyday living.

Entrance Hall

Double glazed entrance door, corbel, wood effect floor, stairs to first floor, under stairs storage cupboard and radiator.

Sitting Room 14'4" max into bay x 11'10" (4.38m max into bay x 3.62m)

Upvc double glazed sash window to front aspect, feature wood burner, shelving to recess, picture rail, cornice, ceiling rose and Victorian style radiator.

Open Plan Kitchen/Dining Room

Kitchen Area 14'0" x 9'10" max (4.27m x 3.02m max)

Modern fitted shaker style kitchen with solid wood worktop and upstand over, ceramic sink drainer with mixer tap, built in electric oven, microwave oven, gas hob, integrated fridge freezer & dishwasher, breakfast bar area, spot lights, wood effect floor and fully open plan to the dining area.

Dining Area 14'9" x 9'3" max (4.50m x 2.84m max)

Upvc double glazed French doors leading to the rear garden, Velux sky light, ample space for dining table and chairs, wood effect floor, wall lights and Victorian style radiator.

Utility Room 5'4" x 4'2" (1.65m x 1.29m)

Wood worktop with space for washing machine and dryer below, wood effect floor, extractor, spot lights and upvc double glazed window to rear aspect.

Cloakroom W.C

Low level W.C, wash hand basin, extractor fan, spot lights, wood effect floor and upvc double glazed window to rear aspect.

First Floor Landing

Stairs from entrance hall, loft access and Victorian style radiator.

Bedroom 15'10" max into bay x 10'6" max (4.84m max into bay x 3.22m max)

Upvc double glazed sash bay window to front aspect, picture rail, cornice, ceiling rose, cast iron fireplace with tile hearth and Victorian style radiator.

Bedroom 13'1" x 9'10" max (4.01m x 3.01m max)

Upvc double glazed sash window to rear aspect, cast iron Victorian fireplace, picture rail, cornice, ceiling rose and Victorian style radiator.

Bedroom 9'10" max x 4'9" max (3.02m max x 1.47m max)

Upvc double glazed sash window to front aspect, cornice, picture rail, ceiling rose and Victorian style radiator.

Bathroom 8'0" x 9'3" (2.44m x 2.83m)

Four piece modern suite comprising walk in large double shower cubicle, free standing bath with mixer tap and shower attachment, wash hand basin in vanity unit, low level W.C, tiled floor, spot lights, extractor fan, part tiled walls, radiator and upvc double glazed window to side aspect.

Front Garden

Walled garden with harlequin tiled pathway to entrance door.

Rear Garden

Non-Bisected garden mainly laid to lawn with decked seating area, enclosed by walls and access via gate to the rear.

Agents Note

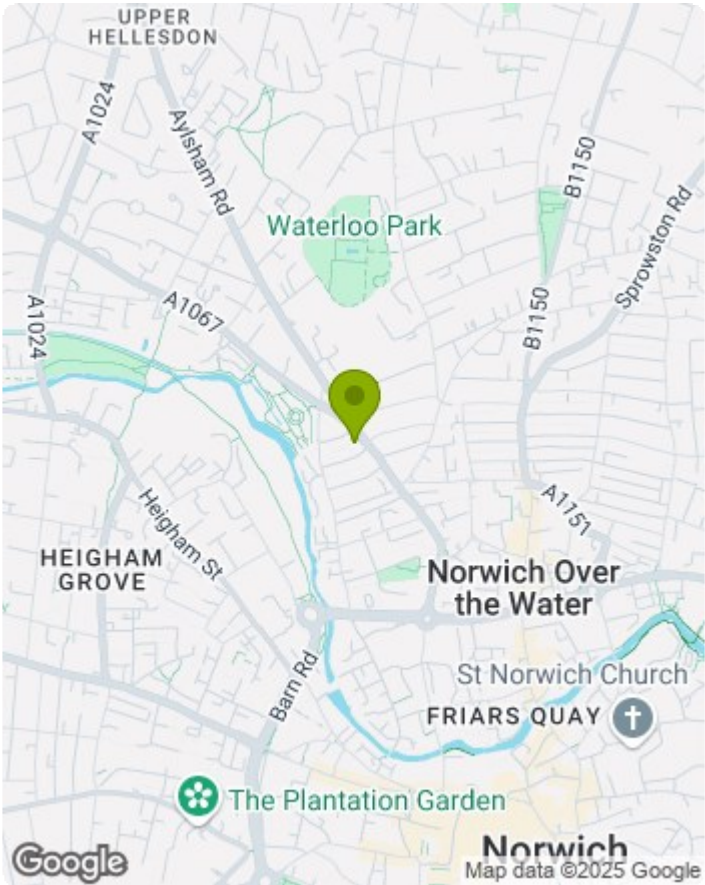
Council Tax Band - C

The loft has two Velux windows installed and there is plumbing and electric in place should the new owner wish to convert the loft space subject to permissions.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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