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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



34 Aylsham Road, North Walsham, Norfolk, NR28 0BL

A three-bedroom semi-detached house, situated a short distance from the heart of the market town of North Walsham, within close proximity to the local amenities that include a number of eateries, community centre, schooling for all ages, doctors’ surgery, train station, supermarkets and a petrol station.

The property is set back and screened from the road by a picket fence and is approached over a shingle driveway that provides off-road parking and access to the garage. The rear garden is fully enclosed and has a number of well-stocked flowerbeds, a greenhouse and benefits from a paved seating area, ideal for alfresco dining with friends and family.

Upton entry, you are welcomed into the property via the dual-aspect lounge with a feature fireplace that leads to a second reception room, currently used as a snug with an adjoining dining room and a kitchen. The ground floor further benefits from a family bathroom and a conservatory leading to the rear garden. To the first floor, three bedrooms and a study / dressing room complete the accommodation.

The property is further complimented in its central location to the sandy shoreline of the north Norfolk coastline including Cromer, Mundesley, Walcott and Sea Palling. The Norfolk Broads for a boating adventure or Norwich city centre, with its train station, popular retail outlets, numerous cafes and restaurant, excellent nightlife and extensive historical interest.



Semi Detached



House



Older



1 Bathroom



3 Receptions



3 Bedrooms



Tax Band C



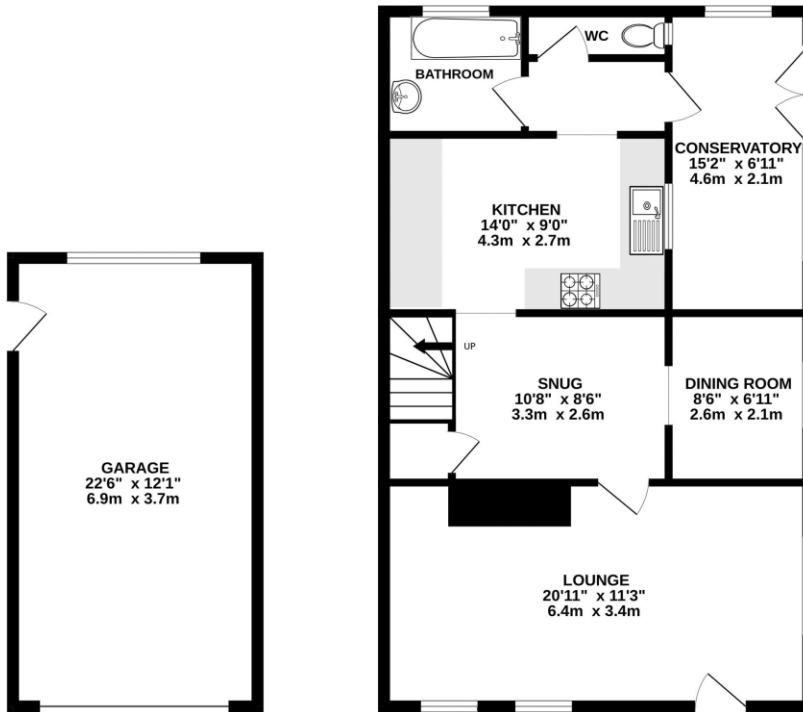
Off-Road
Parking



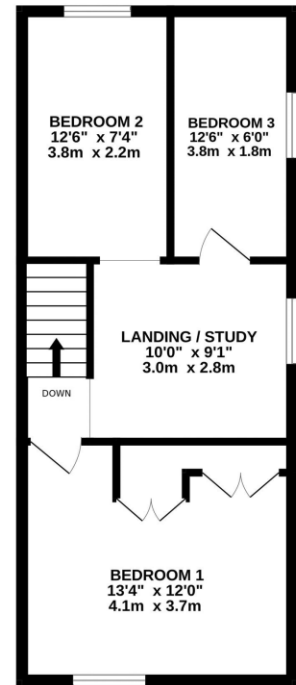
Garage



GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F	33 F	
1-20	G		

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