

8 Gale Gardens  
Gashouse Hill  
Aylsham  
NR11 6LN



# 8 Gale Gardens

## Offers In Excess Of £365,000

### The spacious 3 double bed & 3 ensuite eco home...

Located on an exclusive development of only eight properties, 8 Gale Gardens in Aylsham offers a deceptively spacious three-storey semi-detached house finished to the highest standards. This stunning home features three double bedrooms, all with ensuites, and a bright and open-plan lounge/kitchen/dining/family room with an array of wall and base units, and an integrated dishwasher, washing machine, fridge/freezer, oven, hob and extractor over. Boasting gas underfloor heating on the ground floor, full double glazing, and impressive energy efficiency, this property offers both comfort and sustainability.

The property's standout features include a continental-style rear courtyard and a wrap-around garden at the front. The rear courtyard is the perfect spot to enjoy beautiful sunsets, while the front garden welcomes the sunrise. Additionally, there is unlimited roadside parking to the front of the house, along with the possibility to reinstate the off-road parking space, currently utilized for a shed.

Ideally situated close to the centre of Aylsham, residents will benefit from a range of local amenities, including cafes, pubs, supermarkets, and the highly regarded Aylsham High School. With the convenience of being just 13 miles from Norwich city centre and 10 miles from the famous North Norfolk coast, this property offers a perfect combination of town and coastal living.

### AGENTS NOTES:

A pre-recorded walkaround tour is available for this property.

Council Tax Band D

Local Authority  
Broadland

Council Tax Band D

EPC Rating B



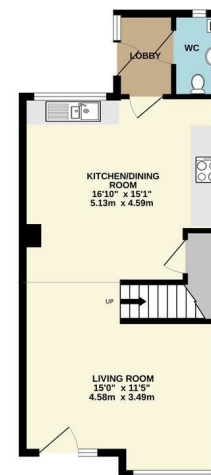
Contact

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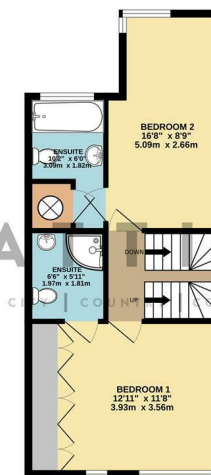
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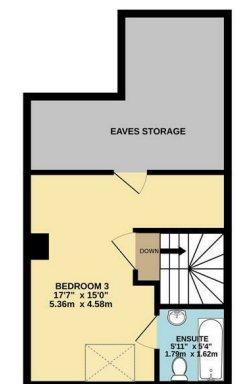
GROUND FLOOR  
465 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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 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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