



**Breeze Avenue, Aylsham, Norwich, NR11 6WF**

**welcome to**

**Breeze Avenue, Aylsham, Norwich**

Stunning 4 double Bedroom, Executive Detached Home with 2 En-suites, set on the popular Norfolk Homes Development in Aylsham. This property has 3 Reception Rooms and a Conservatory, while outside has ample parking, double Garage and mature gardens.



## Description

Don't miss this stunning 4 double Bedroom, Detached Home with 2 En-suites, set on the popular Norfolk Homes development in Aylsham! This property enjoys versatile accommodation that further includes a Study/Bedroom 5, Lounge, Dining Room and Conservatory.

Outside the property has a double Garage (1 door with electric opening), ample brick weave parking and mature gardens.

The market Town of Aylsham, has a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

## Entrance Porch

Karndean flooring with underfloor heating.

## Reception Hall

Karndean flooring with under floor heating, under stairs cupboard, coat cupboard and stairs to first floor.

## Cloakroom

Suite comprising low level WC, vanity wash basin and tiled splashback. Karndean flooring and radiator.

## Study / Bedroom Five

11' 8" x 11' 3" (3.56m x 3.43m)

TV point, telephone point, under floor heating, wood effect floor and double glazed window.

## Lounge

21' 2" x 13' (6.45m x 3.96m)

A triple aspect room from double glazed windows & double glazed patio doors. Fireplace with surround and gas fire, TV point, telephone point, wall lights, wood effect floor, decorative coving & underfloor heating.

## Dining Room

11' 10" x 10' 11" (3.61m x 3.33m)

Under floor heating, wood effect floor and double doors to the Conservatory.

## Conservatory

12' 5" x 7' 2" (3.78m x 2.18m)

Brick base with double glazed windows and doors to outside.

## Kitchen / Breakfast Room

14' 6" x 11' 10" (4.42m x 3.61m)

A double aspect room fitted with a range of base and wall units, work surface over with single drainer sink unit and tiled splashbacks, Neff double electric oven with gas hob & cooker hood over and plumbing for dishwasher. Double glazed window and tiled floor with under floor heating.

## Utility Room

Fitted with base units and work surfaces, plumbing for washing machine and extractor fan. Central heating boiler, double glazed window and door to outside.

## First Floor Landing

Double airing cupboard, window, radiator and access to loft space. Doors to Bedrooms & Bathroom.

## Bedroom One

13' 5" x 11' 9" (4.09m x 3.58m)

Double mirror fronted wardrobes, TV point, radiator and double glazed window. Door to En-suite.

## En-Suite

Re-fitted wet room with shower area, vanity wash basin and low level WC. Extractor fan, heated towel rail and shaver point. Fully tiled walls, spotlights and double glazed window.

## Bedroom Two

15' 1" x 11' 3" (4.60m x 3.43m)

Mirror fronted built-in wardrobes, radiator and double glazed window.

## En-Suite

Double shower cubicle with power shower, vanity wash basin, low level WC and bidet. Tiled floor and radiator.

## Bedroom Three

13' 4" x 9' 6" (4.06m x 2.90m)

Mirror fronted built-in wardrobes, TV point, radiator and double glazed window.

## Bedroom Four

13' 3" x 9' 7" max (4.04m x 2.92m max)

Mirror fronted built-in wardrobes, TV point, radiator and double glazed window.

## Bathroom

Fitted with suite comprising bath with shower over and mixer taps, wash basin and low level WC. Extractor fan, part tiled walls, radiator and double glazed window.

## Outside

The property has ample brick weave parking to the side, which leads to a double Garage measuring 19'2" x 19'3", with up and over doors, power and lighting.

The rear garden has a large patio area, covered seating area and greenhouse and is well stocked with a range of plants and shrubs.

## Agent's Note

The property has a security camera system.



**view this property online** [williamhbrown.co.uk/Property/AYS108439](http://williamhbrown.co.uk/Property/AYS108439)



welcome to

## Breeze Avenue, Aylsham, Norwich

- Stunning 4 Double Bedroom Home
- 3 Reception Rooms & Conservatory
- 2 En-suites & Family Bathroom
- Double Garage, Ample Parking
- Mature Gardens

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£475,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/AYS108439](http://williambrown.co.uk/Property/AYS108439)



Property Ref:  
AYS108439 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01263 735252**



[Aylsham@williambrown.co.uk](mailto:Aylsham@williambrown.co.uk)



23 Market Place, AYLSHAM, NORWICH,  
Norfolk, NR11 6EL



[williambrown.co.uk](http://williambrown.co.uk)