



**Hobart Lane, Aylsham, Norwich, NR11 6GG**

**welcome to**

**Hobart Lane, Aylsham, Norwich**

A 4 Bedroom, detached Family Home in the popular market town of Aylsham. The property offers flexible accommodation to include 2 Reception Rooms & 2 Bathrooms (1 being En-suite). Externally there is ample off-road parking, Garage & well-kept rear garden. Viewing is highly recommended.



## Description

VENDOR HAS FOUND! Don't miss this outstanding detached house, set in a wonderful location in the market town of Aylsham, has easy access to the popular Marriott's Way and overlooks a large green area.

Aylsham offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property enjoys internal accommodation to include Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room & Cloakroom to the ground floor while upstairs offers 4 Bedrooms (Main with En-Suite) & Family Bathroom. Outside has a well-kept rear garden, Garage with electricity and ample off-road parking.

## Entrance Hall

Front door opens into hallway with stairs to first floor, tiled flooring & radiator. Doors to

## Snug/ Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

TV point, radiator & front aspect double glazed window.

## Lounge

13' 3" x 10' 9" (4.04m x 3.28m)

TV point, radiator & front aspect double glazed window with views over green.

## Kitchen / Breakfast Room

20' 3" x 9' 6" (6.17m x 2.90m)

Fitted kitchen with a range of wall & base units, wood effect work surface over with matching upstand, stainless steel sink & drainer and tiled splash back. Electric double oven with gas hob & extractor over, integrated dishwasher & integrated fridge/freezer. Tiled floor, radiator, double glazed window & double glazed doors to outside. Door opens to Utility Room.

## Utility Room

Fitted with a range of wall & base units, wood effect work surface over and matching upstand, built-in washing machine, space for dryer and central heating boiler. Tiled floor & door to outside. Door to Cloakroom.

## Cloakroom

Suite comprising low level WC & wash basin. Tiled floor, radiator & double glazed window.

## First Floor Landing

Airing cupboard & loft access. Doors to Bedrooms & Bathroom.

## Bedroom One

12' 2" x 11' 5" (3.71m x 3.48m)

TV point, radiator & double glazed window. Door to En-Suite.

## En-Suite

Suite comprising low level WC, wash basin & shower cubicle. Vinyl floor, extractor, radiator & double glazed window.

## Bedroom Two

11' 6" x 8' 6" + recess (3.51m x 2.59m + recess)

TV point, radiator & double glazed window.

## Bedroom Three

9' 11" x 9' (3.02m x 2.74m)

Radiator & double glazed window.

## Bedroom Four

8' 3" x 7' 8" (2.51m x 2.34m)

Radiator & double glazed window.

## Bathroom

Suite comprising low level WC, wash basin & bath with shower attachment and mixer tap. Part-tiled walls, wood effect floor, radiator & double glazed window.

## Outside

The rear of the property has a coloured stone garden with patio area, outside power point and has access to a single Garage which has electricity, up & over door and two parking spaces in front.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Hobart Lane, Aylsham, Norwich

- Detached Family Home overlooking a Green Area
- 4 Bedrooms - Main with En-Suite
- Lounge & Dining Room
- Kitchen/Breakfast Room & Utility Room
- Downstairs Cloakroom & Upstairs Family Bathroom
- Ample Off-Road Parking & Garage with Power
- Well-Kept Rear Garden
- Easy access to Marriott's Way

Tenure: Freehold EPC Rating: B

**£372,000**



Please note the marker reflects the postcode not the actual property

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