









# 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 offroad 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.

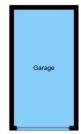
## **First Floor Landing**

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





Bedroom 2



Garage

#### **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.

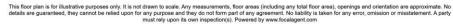
#### **Bathroom**

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.







## welcome to

# 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

# view this property online williamhbrown.co.uk/Property/AYS109444



Property Ref: AYS109444 - 0008 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 buyers 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.





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