



**Bure Way, Aylsham, Norwich, NR11 6HL**

**welcome to**

**Bure Way, Aylsham, Norwich**

A characterful detached house, set in the popular market town of Aylsham with accommodation to include 4 Bedrooms, 2 Reception Rooms & 2 Bathrooms. Outside the house sits on a generous plot providing off-road parking, Garage & delightful mature rear garden.



## Description

Don't miss this rare opportunity to buy a stunning 1930's detached residence, in one Aylsham's sought after locations. The popular market town of Aylsham, has a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

The property enjoys versatile accommodation to include 4 Bedrooms (Main with En-suite), Lounge, Dining Room, Kitchen, Utility Room, Conservatory, Cloakroom & Shower Room. There are many features throughout the property to include fireplaces & picture rails. Outside offers a generous plot, which provides ample-off road parking, Garage and mature gardens to the rear.

## Reception Hall

Fitted bookshelves & cupboard, stairs to first floor, radiator & double glazed window.

## Lounge

15' 3" x 13' 11" (4.65m x 4.24m)

Double aspect room from 2 double glazed windows including bay window to the front aspect, picture rail, feature fireplace with surround & tiled hearth, TV point & wall lights.

## Dining Room

15' 6" x 10' 6" (4.72m x 3.20m)

2 double glazed windows to side aspect, radiator, wall lights, arch to Kitchen & doors to Conservatory.

## Conservatory

13' 5" x 9' 3" (4.09m x 2.82m)

Brick base with double glazed windows & double glazed door to outside, tiled floor, radiator & wall lights.

## Kitchen

13' 5" x 12' 6" max (4.09m x 3.81m max)

Fitted with a range of wall & base units, worktop over with sink & drainer unit and tiled splash back. Plumbing for dishwasher, electric double oven with electric hob and breakfast bar. BT point, tiled floor, radiator, 2 double glazed windows to side aspect & door to outside.

## Utility Room

Stainless steel sink & drainer, plumbing for washing machine & central heating boiler. Cupboard, tiled floor, double glazed window & single glazed window to Conservatory.

## Cloakroom

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

## Landing

Doors to Bedrooms & Bathroom.

## Bedroom One

15' 7" x 10' 6" (4.75m x 3.20m)

Fitted wardrobe, feature fireplace, TV point, radiator & 2 double glazed windows to side & rear aspect, with views over rear garden. Arch to En-suite.

## En-Suite

Suite comprising low level WC, wash basin & bath with mixers tap and shower attachment. Shaver point, wall lights, heated towel rail & double glazed window.

## Bedroom Two

13' 11" max x 13' (4.24m max x 3.96m)

Double aspect room from 2 double glazed windows to front & side, feature fireplace, TV point, picture rail & radiator.

## Bedroom Three

12' 7" x 7' 9" (3.84m x 2.36m)

Double aspect room from 2 double glazed windows to side & rear, radiator, feature fireplace, built-in cupboard & TV point.

## Bedroom Four

9' 7" x 8' 1" max (2.92m x 2.46m max)

Step down into room with fitted shelving & front aspect double glazed window.

## Shower Room

Suite comprising low level WC, wash basin & shower cubicle. Extractor, heated towel rail & double glazed window.

## Outside

To the front & side of the property is a generous gravel area, which provides ample off-road parking. There is a detached Garage to the side of the property, which has up & over door and personal door to the side.

The rear garden laid to lawn with mature plants & shrubs, a Greenhouse and a small underground shelter.



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## Bure Way, Aylsham, Norwich

- Superb Detached House
- 4 Bedrooms - Main with En-Suite
- 2 Reception Rooms
- Utility Room & Conservatory
- Council Tax Band: D
- Generous Plot with Ample Off-Road Parking & Garage
- Mature Rear Garden
- Sought After Market Town Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£500,000**



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Property Ref:  
AYS109434 - 0006

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