



**St. Michaels Avenue, Aylsham, Norwich, NR11 6YA**



**welcome to**

**St. Michaels Avenue, Aylsham, Norwich**

Viewing is highly recommended to appreciate what this stunning, 3 Storey Family Home in Aylsham, has to offer. Accommodation includes 4 Double Bedrooms and 3 Bath/Shower Rooms, as well as Kitchen/Diner & Lounge. Outside enjoys an enclosed garden, en-bloc Leasehold Garage & parking space.



## Description

Don't miss this outstanding Semi-Detached, modern house which has been drastically updated throughout and is set on the popular Hopkins Homes site in the market town of Aylsham which offers a variety of local amenities & transport links to the North Norfolk Coast & Norwich City Centre.

The property enjoys flexible accommodation over 3 storeys to include Lounge, re-fitted Kitchen/Diner, Utility Room & re-fitted Cloakroom to the ground floor. The first floor offers 2 double Bedrooms (Main with En-Suite) & re-fitted Family Bathroom and the second floor has the remaining 2 double Bedrooms & Shower Room. The property has been finished to the highest standards & further benefits from an enclosed garden, en-bloc Leasehold Garage & parking space.

## Entrance Hall

Tiled wood effect floor, coat cupboard, stairs to first floor with under stairs space & radiator

## Re-Fitted Cloakroom

Suite comprising low level WC & wash basin with vanity unit. Extractor, tiled wood effect floor & heated towel rail.

## Lounge

19' x 11' 6" (5.79m x 3.51m)

Gas fire with surround, TV & BT points, tile wood effect floor, tall radiator and 2nd radiator & double aspect from 2 double glazed windows with shutters. Opens to Kitchen.

## Re-Fitted Kitchen

19' 1" max x 12' 5" (5.82m max x 3.78m)

Re-fitted kitchen with a range of handleless wall & base units with soft close, wood worktop with tiled splash back & ceramic sink and drainer unit and integrated dishwasher. Rangemaster cooker with gas hob with stainless steel splash back & double cooker hood over. Double doors to outside & door to Utility Room.

## Utility Room

7' 11" x 6' 2" (2.41m x 1.88m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer and plumbing for washing machine. Tiled wood effect floor, heated towel rail & door to outside.

## First Floor Landing

Doors to Bedrooms 1 & 2, Bathroom and stairs to Second Floor.

## Bedroom One

Range of fitted wardrobes, airing cupboard, radiator & double glazed sash window. Door to En-Suite.

## En-Suite

Stylishly re-fitted with suite comprising low level WC, wash basin & double walk-in shower with drench head over. Extractor, vinyl wood effect floor, heated towel rail & double glazed window.

## Bedroom Four / Tv Snug

11' 11" x 11' 8" (3.63m x 3.56m)

TV point, radiator & double glazed window.

## Re-Fitted Bathroom

Suite comprising of concealed WC unit, wash basin with vanity unit, shower cubicle & bath with mixer taps. Shaver point, heated towel rail, double glazed window, wood effect floor & extractor.

## Second Floor Landing

Split-level staircase with 2 double built-in storage cupboards & Velux window. Doors to Bedrooms 3 & 4 and Shower Room.

## Bedroom Three

13' 8" max x 11' 9" (4.17m max x 3.58m)

TV point, loft access, radiator & double glazed window.

## Bedroom Two

13' 9" x 11' 7" (4.19m x 3.53m)

TV point, radiator & double glazed window.

## Shower Room

Suite comprising WC, wash basin & shower cubicle. Extractor, wood effect flooring, radiator & Velux window.

## Outside

To the front is a path leading to front door with hedge border.

The side of the property has an enclosed garden, which is laid to patio with planted borders. There is a gate which gives access to an en-bloc Leasehold Garage, with up & over door and a separate parking space opposite.



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## St. Michaels Avenue, Aylsham, Norwich

- 3 Storey Family Home
- 4 Double Bedrooms - Main with En-Suite
- Lounge, Kitchen/Diner & Utility Room
- Enclosed Garden, En-Bloc Leasehold Garage & Parking Space
- Sought After Location

Tenure: Freehold EPC Rating: C

# £450,000



Ground Floor



First Floor



Second Floor



Garage

  
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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



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Property Ref:  
AYS109463 - 0007

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