









welcome to

Pound Lane, Aylsham, Norwich

Don't miss this exceptional, recently renovated Semi-Detached property in the popular market town of Aylsham. This property enjoys 2 double bedrooms, master with refitted en-suite, impressive open plan kitchen/diner with Bi-Fold doors to a generous rear garden!













Description

Don't miss this outstanding, Semi-Detached period property which has been extensively renovated throughout, in the popular market town of Aylsham which 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 offers luxurious accommodation to include impressive re-fitted Kitchen/Diner with bifold doors to garden, Lounge with wood burner, Utility Room and re-fitted Bathroom to the ground floor. Upstairs has 2 Bedrooms, Main with re-fitted En-Suite.

Outside has a gravel driveway providing off-road parking to the front & a large rear garden with patio terrace and sleeper beds.

Utility Room

Work surface with circular stainless steel sink with mixer tap over, plumbing for washing machine, tiled floor with under floor heating, spotlights, door to outside & double glazed window.

Re-Fitted Kitchen/Diner

23' 1" x 16' 11" (7.04m x 5.16m)

Re-fitted with a range of handless wall & base units, work top over with matching upstand, under-counter sink with mixer tap over. AEG Electric oven, AEG built-in microwave oven, integrated fridge/freezer. Island with base level handless units, work top, induction hob with pull-out extractor, built-in wine fridge and breakfast bar. Tiled floor, spotlights, double glazed windows, tall radiators & bi-fold doors to rear garden. Sliding Door on runners to Lounge and door to downstairs Bathroom.

Re-Fitted Bathroom

Refitted stylish suite comprising Egg-shaped bath with standalone mixer tap & shower attachment, low level WC, wall-mounted wash basin and vanity unit. Porcelain tiled floor, extractor fan, heated towel rail, spotlights & double glazed window.

Lounge

20' 2" x 12' 9" (6.15m x 3.89m)

Double aspect room with front door into Lounge with wood burner inset to fireplace with tiled hearth, TV point, recessed shelving with display lighting and cupboards, stairs to first floor with under stairs cupboard, tiled floor, radiators & double glazed windows.

Landing

Doors to Bedrooms 1 & 2.

Bedroom One

11' 1" x 10' 10" (3.38m x 3.30m)

A range of fitted wardrobes, TV point, radiator & front aspect double glazed window. Door to En-suite.

Re-Fitted En-Suite

Stylish refitted suite comprising shower cubicle with drench head and separate shower attachment, low level WC, wall-mounted wash basin with vanity unit and mixer tap over. Extractor fan, spotlights, heated towel rail & double glazed window.

Bedroom Two

12' 4" x 7' 9" (3.76m x 2.36m)

Double aspect room with 2 double glazed windows, TV point and radiator.

Outside

To the front of the property is a gravel driveway, providing ample off-road parking to front & side and access to the rear garden.

To the rear is a patio terrace with outside lighting and electric point, sleeper beds & steps up to a large lawned garden. The rear garden has 2 sheds, outside tap and variety of plants and shrubs.





First Floor

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



Ground Floor



welcome to

Pound Lane, Aylsham, Norwich

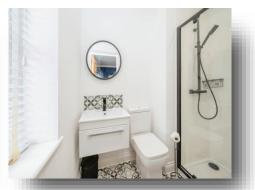
- **Exceptional Semi-Detached Period Property**
- Sought After Market Town Location
- 2 Bedrooms Main with Re-Fitted En-Suite
- Re-fitted Kitchen/Diner with Bi-Fold Doors to Garden
- Large Lounge with Wood Burner
- Re-Fitted Bathroom
- Gravel Driveway & Large Rear Garden

Tenure: Freehold EPC Rating: E

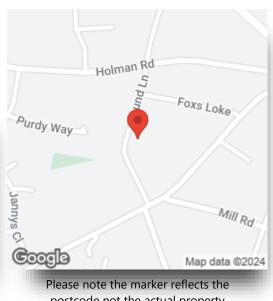
quide price

£385,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/AYS109467



Property Ref: AYS109467 - 0006 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 quidance 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.





01263 735252



Aylsham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.