



**Pound Lane, Aylsham, Norwich, NR11 6DR**



**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 bi-fold 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 handleless 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 handleless 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.

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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## 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

guide price

**£385,000**



Please note the marker reflects the postcode not the actual property

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