



**Wymer Drive, Aylsham, Norwich, NR11 6XF**



**welcome to**

**Wymer Drive, Aylsham, Norwich**

>> NO ONWARD CHAIN <<

A linked detached Norfolk Home, set in a tucked away cul-de-sac location in the sought after Town of Aylsham. Accommodation includes 3 Bedrooms, 2 Reception Rooms and 2 Bathrooms. Outside offers off-road parking & attractive gardens.



## Description

Offered with No Onward Chain don't miss this fantastic, family home set on the popular Norfolk Homes Development in the 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 enjoys 3 generous Bedrooms (Main with re-fitted En-Suite), Lounge, Kitchen/Diner, converted Garage offering another Reception Room/Home Office, Utility Room, Cloakroom & Family Bathroom. Outside offers ample off-road parking and attractive front & rear gardens.

## Entrance Hall

Wood effect floor, radiator & stairs to first floor.

## Cloakroom

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

## Lounge

16' 6" max x 11' 2" (5.03m max x 3.40m)  
TV point, wood effect floor, wall lights, under stair cupboard, radiator & front aspect double glazed window. Double doors to Kitchen/Diner.



Ground Floor

## Re-Fitted Kitchen / Diner

14' 2" x 8' 8" (4.32m x 2.64m)  
Fitted with a range of wall and base level units, wooden work surface over with butler sink. Electric oven and gas hob with glass splashback and stainless steel cooker hood over and plumbing for washing machine. Tiled floor, radiator, spotlights, double glazed window & double doors to outside. Opens to Utility Room.

## Utility Room

8' 3" x 5' (2.51m x 1.52m)  
Fitted with wall & base units, wooden work surface with under counter stainless steel sink, plumbing for washing machine, space for tumble dryer, extractor fan & gas central heating boiler. Radiator & door to outside and door to Family Room.

## Family Room

11' 9" x 8' 2" (3.58m x 2.49m)  
Wood effect floor, radiator & front aspect double glazed window.

## First Floor Landing

Airing cupboard, loft access and doors to Bedrooms & Bathroom.



First Floor

## Bedroom One

11' 10" max x 11' 2" (3.61m max x 3.40m)  
Built-in mirror fronted wardrobe, radiator & front aspect double glazed window. Door to En-suite.

## Re-Fitted En-Suite

Part-tiled suite comprising low level WC, wash basin & shower cubicle. Tile effect floor, extractor, spotlights, shaver point, heated towel rail & double glazed window.

## Bedroom Two

17' 1" max x 8' 4" (5.21m max x 2.54m)  
TV point, 2 radiators & 2 double glazed windows.

## Bedroom Three

9' 7" x 7' 10" (2.92m x 2.39m)  
Built-in mirror fronted wardrobe, radiator & rear aspect double glazed window.

## Bathroom

Part-tiled suite comprising low level WC, wash basin and bath with mixer tap & shower attachment. Tile effect floor, shaver point, spotlights, extractor, radiator & double glazed window.

## Outside

The front of the property offers off-road parking & attractive front garden with gate giving access to the side & rear.

To the rear is an enclosed garden with planted borders and lawned area.

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)



**view this property online** [williamhbrown.co.uk/Property/AYS109498](http://williamhbrown.co.uk/Property/AYS109498)



welcome to

## Wymer Drive, Aylsham, Norwich

- NO ONWARD CHAIN
- Link-Detached Family Home
- 3 Bedrooms - Main with Re-Fitted En-Suite
- Refitted Kitchen/Diner, Lounge & Reception Room/Home Office
- Off-Road Parking & Attractive Gardens
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/AYS109498](https://www.williambrown.co.uk/Property/AYS109498)



Property Ref:  
AYS109498 - 0005

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.

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.



william h brown



**01263 735252**



[Aylsham@williambrown.co.uk](mailto:Aylsham@williambrown.co.uk)



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



**[williambrown.co.uk](https://www.williambrown.co.uk)**