



Stuart Road, Aylsham, Norwich, NR11 6HW

welcome to

Stuart Road, Aylsham, Norwich

A 3 Bedroom Semi-Detached Bungalow, which has been re-decorated throughout and includes further internal accommodation comprising Lounge, re-fitted Kitchen & re-fitted Shower Room. Outside offers driveway parking and gardens to the front & rear.



Description

Don't miss this much improved Semi-Detached Bungalow, set in a popular cul-de-sac location 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.

This property has been updated to include a re-fitted Kitchen, Lounge with electric fire, 3 Bedrooms & re-fitted Shower Room and has been re-decorated throughout. Outside offers well-kept gardens to the front & rear and a driveway to the side providing ample off-road parking.

Entrance Hall

Loft access & uPVC door front door.

Re-Fitted Kitchen

9' 8" x 6' 8" (2.95m x 2.03m)

Re-fitted with a range of wall & base units, work surface over with matching upstand, splash back and sink & drainer unit. Electric oven, plumbing for washing machine & space for fridge/freezer. Wood effect floor & door to rear porch.

Rear Porch

8' 4" x 5' 7" (2.54m x 1.70m)

Double glazed window overlooking garden & door to outside.

Re-Fitted Shower Room

Suite comprising low level WC, wash basin, double shower cubicle & double glazed window.

Lounge

15' 3" x 11' 4" (4.65m x 3.45m)

TV point & front aspect double glazed window.

Bedroom One

12' 7" x 8' 5" (3.84m x 2.57m)

Electric heater & double glazed window.

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

Front aspect double glazed window.

Bedroom Three

9' 8" x 6' 6" (2.95m x 1.98m)

Double glazed window.

Outside

To the front of the property is an attractive garden which is well planted, with a driveway to the side providing ample off-road parking,

The rear garden is laid to lawn with planted borders.



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



view this property online williamhbrown.co.uk/Property/AYS109536



welcome to

Stuart Road, Aylsham, Norwich

- Semi-Detached Bungalow
- 3 Bedrooms
- Re-Fitted Kitchen & Lounge with Electric Fire
- Re-fitted Shower Room
- Driveway Parking
- Well-Kept Front & Rear Gardens
- Sought After Cul-de-Sac Location

Tenure: Freehold EPC Rating: D

£285,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/AYS109536](https://www.williamhbrown.co.uk/Property/AYS109536)



Property Ref:
AYS109536 - 0003

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 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.

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@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)