



Hobart Lane, Aylsham, Norwich, NR11 6GG

welcome to

Hobart Lane, Aylsham, Norwich

SOLD SUBJECT TO CONTRACT BEFOR MARKETING!



Entrance Hall

Amtico flooring, radiator & stairs to first floor with under stair cupboard.

Cloakroom

Suite comprising low level WC & wash basin. Amtico flooring, radiator & double glazed window.

Lounge

18' 2" max x 15' 7" max (5.54m max x 4.75m max)
TV & BT point, radiator, 2 double glazed windows & patio doors.

Kitchen / Diner

16' 3" x 9' 11" (4.95m x 3.02m)
Fitted with a range of wall & base units, work surface over with matching upstand and sink & drainer unit. Oven and gas hob with glass splash back & cooker hood over, Zanussi integrated appliances to include fridge/freezer, dishwasher & washer/dryer. Gas central heating boiler, Amtico floor, radiator, double glazed windows & double doors to outside.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom One

11' 11" x 10' 3" (3.63m x 3.12m)
Fitted wardrobe, TV point, radiator & double glazed window. Door to En-suite.

En-Suite

Part-tiled suite comprising low level WC, wash basin vanity unit & shower cubicle. Extractor, spotlights, heated towel rail & double glazed window.

Bedroom Two

11' 2" max x 7' 8" (3.40m max x 2.34m)
Radiator & double glazed window.

Bedroom Three

10' 6" max x 7' 7" (3.20m max x 2.31m)
Radiator & 2 double glazed windows.

Bathroom

Suite comprising low level WC, wash basin vanity unit & bath with mixer taps. Wood effect flooring, spotlights & heated towel rail.

Outside

The side of the property has parking and an attractive, well-kept rear garden which is low maintenance with raised beds, patio area.



Ground Floor



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



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welcome to

Hobart Lane, Aylsham, Norwich

- Superb home!
- 3 Bedrooms
- Well-presented throughout
-
-

Tenure: Freehold EPC Rating: A

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109512 - 0002

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