

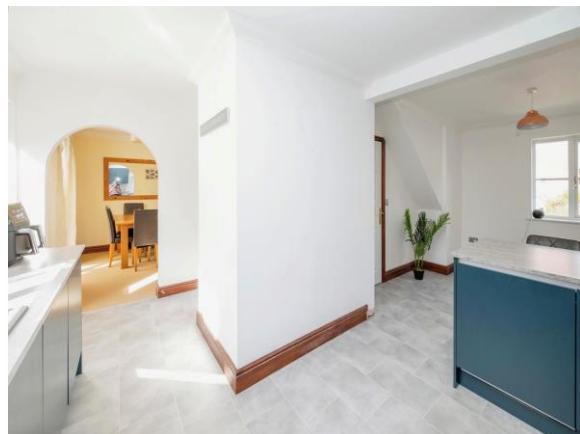


**Breeze Avenue, Aylsham, Norwich, NR11 6WF**

**welcome to**

## **Breeze Avenue, Aylsham, Norwich**

Don't miss this deceptively spacious detached Family Home. This property offers a stunning open plan re-fitted Kitchen/Breakfast/Family Room, 2 further reception rooms, Conservatory, 4 Bedrooms - main with En-suite & Family Bathroom. Outside the property offers Garage, parking and garden.



## Description

Don't miss this deceptively spacious detached home. This property has been improved to offer a stunning open plan Refitted Kitchen/Breakfast/Family Room, 2 further reception rooms, conservatory, 4 bedrooms, master with en-suite, family bathroom and outside the property offers a driveway providing ample off road parking, detached garage and gardens.

## Entrance Hall

Stairs to first floor, underfloor heating, built in cupboard.

## Cloakroom

Fitted with suite comprising low level WC, wash hand basin, tiled floor with under floor heating, part tiled walls.

## Lounge

17' 10" x 10' 10" (5.44m x 3.30m)

Double aspect room with three double glazed windows, TV point, BT point, underfloor heating, feature fireplace, decorative coving, double doors to Dining Room

## Dining Room

10' 9" x 7' 5" (3.28m x 2.26m)

Double doors to conservatory, underfloor heating, decorative coving.

## Conservatory

Brick base with double glazed windows, tiled floor, double glazed doors to the garden

## Re-Fitted Kitchen/Family Room

19' 9" max x 15' (6.02m max x 4.57m)

Refitted with a range of wall and base level units, sink with drainer unit and mixer tap over, electric hob with stainless steel hood over and glass splashback, double electric oven, integral dishwasher, fridge and washing machine, worksurface with matching upstand, breakfast bar, built in wine rack, spotlights tile effect floor with underfloor heating, door to outside and it's a double aspect room with two double glazed windows and door to outside.

## First Floor Landing

Loft access, radiator and doors to bedrooms and bathrooms.

## Bedroom 1

12' 5" x 10' 9" (3.78m x 3.28m)

Built in mirror fronted wardrobes, radiator & double glazed window. TV point.

## En-Suite

Fitted with shower cubicle, low level WC, wash hand basin, skylight, light with shaver point, radiator.

## Bedroom 2

10' 11" x 9' 2" (3.33m x 2.79m)

Built in mirror fronted wardrobes, radiator & double glazed window.

## Bedroom 3

10' 6" x 8' 5" (3.20m x 2.57m)

Built in mirror fronted wardrobes, radiator & double glazed window.

## Bedroom 4

9' 3" x 8' (2.82m x 2.44m)

Built in mirror fronted wardrobes, radiator & double glazed window.

## Bathroom

Fitted with suite comprising bath with shower over, wash hand basin, low level WC, half tiled walls, tiled floor, radiator, extractor fan, shaver point, spotlights.

## Outside

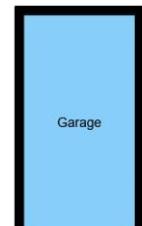
To the side of the property is a brick weave driveway leading to a single garage with up and over door, the rear garden is laid to lawn.



Ground Floor



First Floor



Garage

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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## Breeze Avenue, Aylsham, Norwich

- Superb detached house
- 4 bedrooms, master with en-suite
- Open Plan Refitted Kitchen/Family Room
- 2 Further Reception Rooms plus Conservatory
- Gas CH, Double glazing
- Ample Parking, Garage and Gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £350,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
AYS109592 - 0009

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