



**Ray Bond Way, Aylsham, Norwich, NR11 6UT**

**welcome to**

**Ray Bond Way, Aylsham, Norwich**

A spacious 4 double Bedroom detached House in the popular market town of Aylsham with 2 Reception Rooms, fitted Kitchen, 2 Bathrooms & separate downstairs Cloakroom. Outside offers ample off-road parking, single Garage and rear garden with patio area.



## Description

Don't miss this deceptively spacious detached Norfolk Home, set in a cul-de-sac location 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 itself enjoys internal accommodation to include Lounge with electric fire, Dining Room, fitted Kitchen & Utility Room, Study and Cloakroom to the ground floor, whilst upstairs has 4 double Bedrooms - main with En-Suite and Family Bathroom. Outside offer ample off-road parking, single Garage with power & lighting, and a rear garden with patio area.

## Entrance Hall

Front door opens into hallway with stairs to first floor, small feature archway with recess, radiator & BT point.

## Cloakroom

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

## Lounge

12' 8" max x 19' 2" (3.86m max x 5.84m)  
Electric fire with surround, TV & BT points, wall lights, 2 radiators & 2 double glazed windows. Double doors open to Dining Room.

## Dining Room

10' 11" x 10' 9" (3.33m x 3.28m)  
Radiator, wood flooring & double glazed doors to garden. Door to Kitchen.

## Kitchen

10' x 17' 3" max (3.05m x 5.26m max)  
Fitted with a range of wall & base units, work surface over with tiled splash back and stainless steel sink & drainer unit. Double electric Bosch oven, electric hob with cooker hood over and plumbing for washing machine or dishwasher/tumble dryer. Pantry cupboard, vinyl tile effect flooring, radiator and double glazed window. Arch to Utility Room.

## Utility Room

7' 4" x 8' 11" (2.24m x 2.72m)  
Fitted with base units, work top over with tiled splash back & stainless steel sink and drainer unit. Plumbing for washing machine or dishwasher/tumble dryer, houses central heating boiler, radiator, double glazed window and door to outside. Door to Study.

## Study

8' 11" x 5' 10" (2.72m x 1.78m)  
Extractor fan, radiator & door to Garage.

## First Floor Landing

Loft access, airing cupboard and radiator. Doors to Bedrooms & Bathroom.

## Bedroom One

11' 6" x 19' 3" incl recess (3.51m x 5.87m incl recess)  
Fitted mirror-fronted wardrobe, TV point, radiator & double glazed window. Door to En-Suite.

## En-Suite

Suite comprising low level WC, wash basin vanity unit and shower cubicle. Extractor fan, radiator & double glazed window.

## Bedroom Two

10' 11" x 12' 10" (3.33m x 3.91m)  
Built-in mirror-fronted wardrobe, TV point, wood effect flooring, radiator & double glazed window.

## Bedroom Three

8' 5" + recess x 13' (2.57m + recess x 3.96m)  
Mirror-fronted wardrobe, TV point, wood effect flooring, radiator & double glazed window.

## Bedroom Four

12' 8" x 10' 5" (3.86m x 3.17m)  
Mirror-fronted wardrobe, TV point, wood effect flooring, radiator & double glazed window.

## Bathroom

Suite comprising low level WC, wash basin vanity unit and bath with shower over. Radiator & double glazed window.

## Outside

To the front of the property is a gravel area which providing off-road parking and a hard standing driveway leading to a single Garage which measures 16'1" x 8'2" internally and has a up & over door, power, lighting and personal door to Study.

The rear garden has a large patio area, a shed and planted borders.



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## Ray Bond Way, Aylsham, Norwich

- Detached Family Home
- 4 Double Bedrooms - Main with En-Suite
- Kitchen & Utility Room
- Lounge, Dining Room & Study
- Family Bathroom & Downstairs Cloakroom
- Driveway Parking & Single Garage
- Rear Garden with Patio
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C



Ground Floor



First Floor

£425,000

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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Property Ref:  
AYS109711 - 0004

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