



Hobart Lane, Aylsham, Norwich, NR11 6GG

welcome to

Hobart Lane, Aylsham, Norwich

Viewing is highly recommended to appreciate the space on offer in this 3 Bedroom Semi-Detached home, which enjoys further internal accommodation to include double aspect Lounge, Kitchen/Diner, Cloakroom, En-suite to Main Bedroom and Bathroom. Outside has front & rear gardens and off-road parking.



Description

Don't miss this extremely well-presented modern Semi-Detached House, set on the popular Willow Park site in the market town of Aylsham. The property enjoys internal accommodation to include Lounge, Kitchen/Diner and Cloakroom to the ground floor whilst upstairs offers 3 Bedrooms - Main with En-suite and Family Bathroom. Outside has well-kept front & rear gardens with access to off-road parking area which has space for 2 vehicles.

Aylsham itself offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

Entrance Hall

Front door opens into hall with stairs to first floor, under stair cupboard, carpeted flooring, radiator and doors to Cloakroom, Living Room & Kitchen/Diner.

Cloakroom

Suite comprising low level WC & wall hung wash basin with tiled splash back. Vinyl wood effect flooring, radiator & double glazed window.

Living Room

18' 4" max x 19' 5" max (5.59m max x 5.92m max)
Irregular shaped double aspect room with carpeted flooring, TV & BT points, radiator & front aspect double glazed windows. Double glazed patio doors lead to outside.

Kitchen / Diner

15' 6" x 10' (4.72m x 3.05m)
Double aspect room which is fitted with a range of wall & base units, wood effect work surface over with matching upstand and stainless steel sink & drainer unit. Electric oven, electric hob with stainless steel splash back & cooker hood over, plumbing for washing machine & dishwasher, integrated fridge/freezer and houses boiler.

Vinyl wood effect flooring throughout, radiator, front aspect double glazed window & double glazed patio doors to outside.

First Floor Landing

Carpeted flooring, built-in cupboard, loft access and double glazed window to stairwell. Doors to Bedrooms & Bathroom.

Bedroom One

11' 5" x 10' 2" (3.48m x 3.10m)
Carpeted flooring, built-in wardrobe, radiator & rear aspect double glazed window. Door to En-suite.

En-Suite

Suite comprising low level WC, pedestal wash basin with tiled splash back & double shower cubicle with tiled walls, Vinyl tile effect flooring, extractor, radiator & front aspect double glazed window.

Bedroom Two

16' 7" x 7' 9" (5.05m x 2.36m)
Irregular shaped room with carpeted flooring, radiator & 2 front aspect double glazed windows.

Bedroom Three

10' 11" x 7' 6" (3.33m x 2.29m)
Irregular shaped room with carpeted flooring, radiator & rear aspect double glazed window.

Bathroom

Suite comprising low level WC, pedestal wash basin with tiled splash back and bath with shower over & tiled walls. Vinyl flooring, extractor, radiator & front aspect double glazed window.

Outside

To the front of the property is a path with lawned garden leading to the front door.

To the rear is an enclosed garden with patio area, laid to lawn & a gate gives access to driveway which leads to your off-road parking area with space for 2 vehicles.



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

- Semi-Detached House
- 3 Bedrooms - Main with En-Suite
- Double Aspect Lounge & Kitchen/Diner
- Downstairs Cloakroom & Upstairs Bathroom
- Enclosed Rear Garden
- Off-Road Parking for 2 Vehicles
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS109741 - 0004

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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