



Woodgate Way, Aylsham, Norwich, NR11 6FJ

welcome to

Woodgate Way, Aylsham, Norwich

Don't miss this well-presented 4 Bedroom detached House in the popular market town of Aylsham. The property benefits from 2 Reception Rooms, fitted Kitchen, Cloakroom, En-Suite & main Bathroom whilst outside offers ample off-road parking, Garage & well-maintained gardens.



Description

Set on the edge of the popular Willow Park Development in the market town of Aylsham is this detached House which is in good order throughout and enjoys internal accommodation to include Living Room with electric fire, Dining Room, fitted Kitchen, Utility Room and Cloakroom to the ground floor, whilst upstairs offers 4 Bedrooms - main with En-Suite and Family Bathroom.

Outside offers off-road parking, single Garage and well-kept gardens.

Aylsham itself offers a range of amenities to include supermarket, a range of 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, BT point and doors to Cloakroom, Dining Room, Living Room & Kitchen.

Cloakroom

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

Dining Room

13' 3" x 9' (4.04m x 2.74m)

Radiator & front aspect double glazed window.

Living Room

14' 10" x 11' 8" (4.52m x 3.56m)

Electric wall mounted fire, TV point & double glazed double doors to outside.

Kitchen

11' 8" x 10' 4" (3.56m x 3.15m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit. Electric double oven, electric hob with cooker hood over & space for fridge freezer. Radiator, rear aspect double glazed window and door to Utility Room.

Utility Room

6' 1" x 6' 9" (1.85m x 2.06m)

Base level unit with work surface over, plumbing for washing machine, radiator & door to outside.

First Floor Landing

Built-in cupboard, loft access and doors to Bedrooms & Bathroom.

Bedroom One

10' 6" + wardrobe x 11' 1" (3.20m + wardrobe x 3.38m)

Fitted wardrobe, TV point, radiator & rear aspect double glazed window. Door to En-Suite.

En-Suite

Suite comprising low level WC, wash basin & shower cubicle. Extractor fan, radiator & side aspect double glazed window.

Bedroom Two

13' 6" x 9' 3" max (4.11m x 2.82m max)

Radiator & front aspect double glazed window.

Bedroom Three

10' 11" x 8' 3" (3.33m x 2.51m)

Radiator & front aspect double glazed window.

Bedroom Four

11' 1" x 9' 8" including recess (3.38m x 2.95m including recess)

BT point, radiator & rear aspect double glazed window.

Bathroom

Suite comprising low level WC, wash basin & bath with shower attachment. Vinyl flooring, radiator & side aspect double glazed window.

Outside

The property has a gravel driveway to the side providing off-road parking and leads a single Garage which has up & over door and personal door to the side.

The rear garden has a patio area and is laid to lawn.



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

Woodgate Way, Aylsham, Norwich

- Detached House
- 4 Bedrooms - Main with En-Suite
- Fitted Kitchen & Utility Room
- Living Room & Dining Room
- Downstairs Cloakroom & Upstairs Bathroom
- Off-Road Driveway Parking & Garage
- Well-Maintained Gardens
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109724 - 0002

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