









## 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 Ensuite 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**

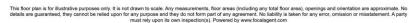
Suite comprising low level WC, wash basin & bath with shower attachment. Vinyl flooring, radiator & side aspect double glazed window.

#### **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.









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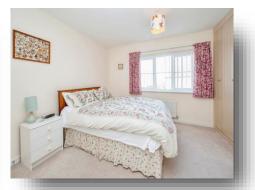
## Woodgate Way, Aylsham, Norwich

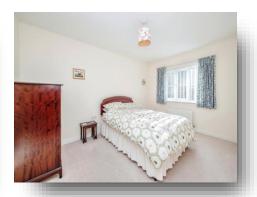
- Detached House
- 4 Bedrooms Main with En-Suite
- Fitted Kitchen & Utility Room
- Living Room & Dining Room
- Downstairs Cloakroom & Upstairs Bathroom
- Off-Road Driveway Parking & Garage
- Well-Maintained Gardens
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B

# £350,000









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Property Ref: AYS109724 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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