



Holman Road, Aylsham, Norwich, NR11 6BY

welcome to

Holman Road, Aylsham, Norwich

Don't miss this detached house in the popular market town of Aylsham which has fantastic potential and offers accommodation to include various Reception Rooms, Kitchen, Utility Room, 5 Bedrooms, 2 Bathrooms and Cloakroom. Outside has ample off-road parking and a partially walled rear garden.



Description

Set in a tucked away location and close to the centre of the market town of Aylsham, is this deceptively spacious detached house, which enjoys internal flexible accommodation across 3 storeys to include Living Room with open fire, separate Dining Room, Conservatory, Kitchen & Utility Room, Home Office, Cloakroom & Reception Room to the ground floor, the second floor offers 3 Bedrooms - main with En-Suite, family Bathroom & Study Area with stairs to third floor which has 2 further Bedrooms. Outside offers ample off-road driveway parking to the front & a delightful partly walled garden to the rear.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

Entrance Hall

Wooden front door with stain glass windows opens into hall with stairs to first floor, carpeted flooring & radiator. Doors open to downstairs accommodation.

Home Office

11' 7" x 9' 2" (3.53m x 2.79m)

Carpeted flooring, TV point, radiator & front aspect double glazed bay window.

Living Room

17' 2" max x 18' 10" max (5.23m max x 5.74m max)

Double aspect room with open fire with stone surround and hearth, fitted shelving, cupboards & display unit, TV point, carpeted flooring, radiator and 3 double glazed windows comprising 1 front aspect double glazed bay window with stain glass feature, 1 double glazed front aspect window with stain glass feature & 1 side aspect double glazed window. Door to Dining Room.

Dining Room

17' 5" x 8' 7" (5.31m x 2.62m)

Fitted corner cupboard with shelving, carpeted flooring, radiator, double glazed window into Conservatory and window with stain glass feature into Living Room. Glazed double doors to Conservatory and opens to Kitchen.

Conservatory

12' 3" x 17' 3" max (3.73m x 5.26m max)

Brick base with double glazed windows (some with stain glass feature), vaulted double glazed roof, tiled flooring, radiator & doors to outside.

Kitchen

15' 5" x 8' 11" (4.70m x 2.72m)

Fitted with a range of wall & base units, work surface over with tiled splash back and stainless steel sink & drainer unit. Gas fired range cooker with double cooker hood over, plumbing for dishwasher and space for fridge/freezer. Tiled flooring, front aspect double glazed window with stainless glass feature and doors to outside & Utility Room.

Utility Room

8' 11" x 9' 4" (2.72m x 2.84m)

Plumbing for washing machine, space & vent for tumble dryer, single glazed window & door to outside.

Cloakroom

Suite comprising low level WC, pedestal wash basin with tiled splash back, tile effect flooring, single glazed window & houses boiler.

Reception Room

9' 2" x 8' 8" (2.79m x 2.64m)

Radiator, single glazed window & door to outside.

First Floor Landing

Built-in cupboard & airing cupboard, carpeted flooring, loft access & radiator. Doors to Bedrooms & Bathroom.

Bedroom One

9' 2" x 11' 6" (2.79m x 3.51m)

Built-in wardrobe, carpeted flooring, radiator & front aspect double glazed window.

En-Suite

Suite comprising low level WC, pedestal wash basin & bath with shower over. Wood effect flooring, fully tiled walls, radiator & double glazed window.

Bedroom Two

11' 7" x 12' 8" max (3.53m x 3.86m max)

Built-in wardrobe & built-in drawers, carpeted flooring, radiator & front aspect double glazed window.

Bedroom Three

8' 8" x 8' 9" (2.64m x 2.67m)

Built-in wardrobe, carpeted flooring, TV point, radiator & rear aspect single glazed window.

Bathroom

Suite comprising low level WC, pedestal wash basin & bath with shower over. Part tiled walls, wood effect flooring, radiator & rear aspect single glazed windows.

Study Area

11' 6" x 7' 6" (3.51m x 2.29m)

Built-in wardrobe, fitted shelves & study desk, carpeted flooring, radiator & front aspect double glazed window. Stairs to top floor.

Landing

Small landing space with carpeted flooring and doors to Bedrooms 4 & 5.

Bedroom Four

15' 2" max x 10' 2" (4.62m max x 3.10m)

Sloped ceiling, 2 eaves storage, carpeted flooring & 3 sky lights.

Bedroom Five

12' 7" max x 10' 4" (3.84m max x 3.15m)

Sloped ceiling, built-in storage cupboards, eaves storage, carpeted flooring & 2 sky lights.

Outside

To the front of the property is a large gravel driveway which provides ample off-road parking, path to front door and a lawned garden with planted border.

The rear garden has a patio adjoining the property, a large lawned area with a range of plants. trees & shrubs and is enclosed by a brick wall & fencing.

Agent's Note

The property has the added benefit of Solar Panels, which are owned outright.



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welcome to

Holman Road, Aylsham, Norwich

- 3 Storey Detached House
- 5 Bedrooms - Main with En-Suite
- Living Room, Dining Room & Home Office
- Kitchen, Utility Room & Reception Room
- 2 Bathrooms & Cloakroom
- Ample Off-Road Parking & Partially Walled Garden
- Fantastic Potential Throughout & Benefit of Solar Panels (Owned Outright)
- Sought After Market Town Location

Tenure: Freehold EPC Rating: D

guide price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109839 - 0006

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