



Breeze Avenue, Aylsham, Norwich, NR11 6WF

welcome to

Breeze Avenue, Aylsham, Norwich

>>> NO ONWARD CHAIN <<<

A 4 double Bedroom detached house in Aylsham with 3 Reception Rooms, Kitchen & Utility Room, Cloakroom, En-suite to Main Bedroom & Family Bathroom. Outside has a single Garage, ample off-road parking, front and rear gardens. Added benefit of Solar Panels.



Description

Offered with No Onward Chain & located in the popular market town of Aylsham don't miss this deceptively spacious detached Norfolk Home which enjoys internal accommodation to include Entrance Porch & Hall, Sitting Room with feature fireplace, Dining Room with patio doors to rear garden, fitted Kitchen & Utility Room, Study and Cloakroom to the ground floor whilst upstairs offers 4 double Bedrooms all with built-in wardrobes & En-Suite to Main Bedroom and Family Bathroom. Outside offers a single Garage, ample off-road driveway parking, lawned front garden and an enclosed rear garden with patio. The property further benefits from Solar Panels which are owned by current Vendors.

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 Porch

Front door opens into porch area with tiled flooring & double glazed windows and opens into entrance hall.

Entrance Hall

Stairs to first floor, under stair cupboard & coats cupboard, tiled flooring with under floor heating and doors to downstairs accommodation.

Cloakroom

Suite comprising low level WC, wash basin vanity unit with mixer tap and tiled splash back, tiled flooring and double glazed window.

Study

8' 6" x 11' 4" (2.59m x 3.45m)
TV point, carpeted flooring with under floor heating & front aspect double glazed window.

Sitting Room

15' 5" x 11' 4" max (4.70m x 3.45m max)
Double aspect room with feature fireplace with surround, TV point, decorative coving, wall lights, carpeted flooring with under floor heating and 3 double glazed windows to the side & front aspect. Door to Dining Room.

Dining Room

11' 4" x 11' 5" (3.45m x 3.48m)
Tiled flooring with under floor heating, side aspect double glazed window and double glazed patio doors to rear garden. Door to Kitchen.

Kitchen

12' 9" x 11' 4" (3.89m x 3.45m)
Fitted kitchen with a range of wall & base units, work surface over with tiled splash back and composite sink & drainer unit with mixer tap. Eye level double electric oven, gas hob with cooker hood over, space & plumbing for dishwasher and space for under counter fridge/freezer & space freestanding fridge/freezer. Tiled flooring with under floor heating & rear aspect double glazed window. Door to Utility Room.

Utility Room

Fitted with a range of wall & base unit, work surface over with tiled splash back and sink & drainer unit with mixer tap. Space & plumbing for washing machine, space for tumble dryer, space for under counter fridge/freezer & houses gas central heating boiler. Tiled flooring with under floor heating, rear aspect window & door to outside.

First Floor Landing

Double airing cupboard, single cupboard, loft access, carpeted flooring & front aspect double glazed window. Doors to Bedrooms & Bathroom.

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m)
Built-in mirror fronted double wardrobe, carpeted flooring, radiator & rear aspect double glazed window. Door to En-suite.

En-Suite

Fully tiled suite comprising low level WC, circular pedestal wash basin & double shower cubicle. Extractor fan, shaver point, tiled flooring, heated towel rail & double glazed Velux window.

Bedroom Two

12' 5" x 11' 4" max (3.78m x 3.45m max)
Built-in mirror fronted double wardrobe, carpeted flooring, radiator & front aspect double glazed window.

Bedroom Three

9' x 11' 4" (2.74m x 3.45m)
Built-in mirror fronted double wardrobe, carpeted flooring, radiator & front aspect double glazed window.

Bedroom Four

10' 1" x 8' 3" (3.07m x 2.51m)
Built-in mirror fronted double wardrobe, carpeted flooring, radiator & rear aspect double glazed window.

Bathroom

Part tiled suite comprising low level WC, wash basin vanity unit and bath with shower over & mixer tap + separate dedicated shower mixer tap on the wall. Tiled flooring, radiator & rear aspect double glazed window.

Outside

To the front of the property is a lawned garden and approach path to front door. To the side is a brick weave driveway providing ample off-road parking and leads to a single Garage with up & over door and personal door to the side.

The rear garden has a patio area adjoining the house & lawned garden with well stocked borders, side access gate to driveway and access to Garage.

Agent's Note

This property benefits from Solar Panels, which are owned by the current vendor.



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welcome to

Breeze Avenue, Aylsham, Norwich

- NO ONWARD CHAIN
- Detached Four Double Bedroom House
- 3 Reception Rooms
- Kitchen & Utility Room
- Cloakroom, En-suite to Main Bedroom & Family Bathroom
- Ample Off-Road Driveway Parking and Front & Rear Garden
- Single Garage & Solar Panels
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B



£450,000

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:
AYS108083 - 0004

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