



**Union Road, Aylsham, Norwich, NR11 6FS**



**welcome to**

**Union Road, Aylsham, Norwich**

Viewing is highly recommended to fully appreciate all this 4 Bedroom Family Home, in the popular market town of Aylsham, has to offer. Well-presented throughout with ample outside space, this is one not to miss.



## Description

Don't miss this deceptively spacious detached House set on the popular David Wilson Development in the market town of Aylsham. This property is well-presented throughout and enjoys internal accommodation to include Living Room with bay window, fitted Kitchen/Diner, Conservatory, Utility Room and Cloakroom to the ground floor, whilst upstairs offers 4 Bedrooms - main with En-suite & Family Bathroom. Outside has a double length brick weave driveway, single Garage with power & lighting and an enclosed rear garden with patio area.

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

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

## Cloakroom

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

## Living Room

16' 5" + bay x 10' 10" (5.00m + bay x 3.30m)  
TV point, laminate wood effect flooring, 2 radiators, front aspect double glazed bay window & double door to Kitchen/Diner.

## Kitchen / Diner

19' 6" x 12' 2" + recess (5.94m x 3.71m + recess)  
Fitted with a range of wall & base units, work surface over with matching upstand and sink & drainer unit. Double electric oven, 6 ring gas hob with stainless steel double cooker hood over and integrated appliances to include full-length fridge & dishwasher. Wood effect flooring, rear aspect double glazed window, double doors to Conservatory & door to utility Room.

## Utility Room

Fitted with wall & base units, work surface over with matching upstand, space & plumbing for washing machine, gas central heating boiler. Wood effect flooring and door to outside.

## Conservatory

Double glazed windows to 3 sides, electric heater, wood effect flooring & double glazed patio doors to outside.

## First Floor Landing

Airing cupboard, loft access and doors to Bedrooms & Bathroom.

## Bedroom One

10' 6" x 12' 5" max (3.20m x 3.78m max)  
Built-in double wardrobe, radiator & front aspect double glazed window. Door to En-suite.

## En-Suite

Suite comprising low level WC, wash basin & double shower cubicle. Shaver point, heated towel rail & double glazed window.

## Bedroom Two

10' 11" x 10' 4" (3.33m x 3.15m)  
Radiator & rear aspect double glazed window.

## Bedroom Three

10' 7" x 8' 4" (3.23m x 2.54m)  
Radiator & front aspect double glazed window.

## Bedroom Four

8' 9" x 7' 4" (2.67m x 2.24m)  
Built-in wardrobe, radiator & rear aspect double glazed window.

## Bathroom

Suite comprising low level WC, wash basin and bath with mixer tap. Heated towel rail & side aspect double glazed window.

## Outside

To the side of the property is a double length brick weave driveway providing ample off-road parking and leads to a single Garage which has up & over door, power, lighting and personal door to garden.

The rear garden is enclosed with a patio area and remainder laid to lawn.

## Agent's Note

A Service Charge applies to this property, please contact us for more details.



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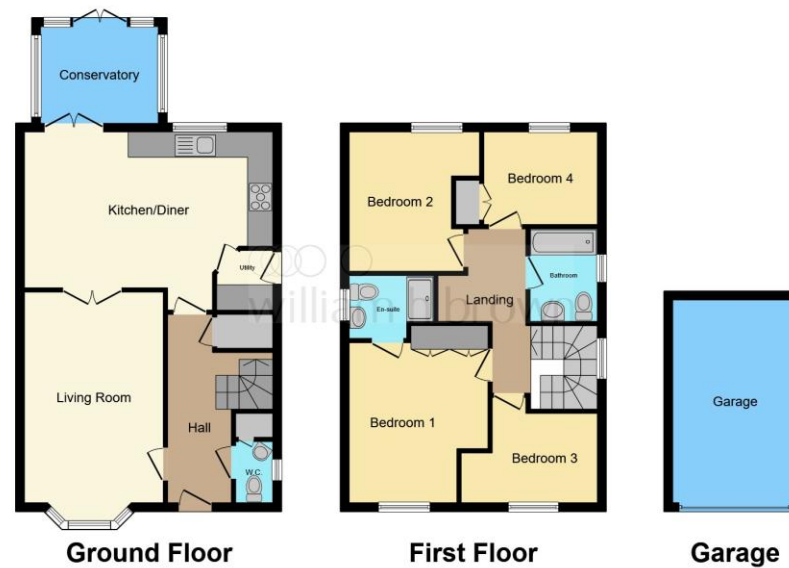
welcome to

## Union Road, Aylsham, Norwich

- Detached House
- Living Room, Kitchen/Diner & Conservatory
- 4 Bedrooms - Main with En-Suite
- Ample Off-Road Parking, Single Garage & Enclosed Rear Garden
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£375,000**



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AYS109905 - 0006

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