



**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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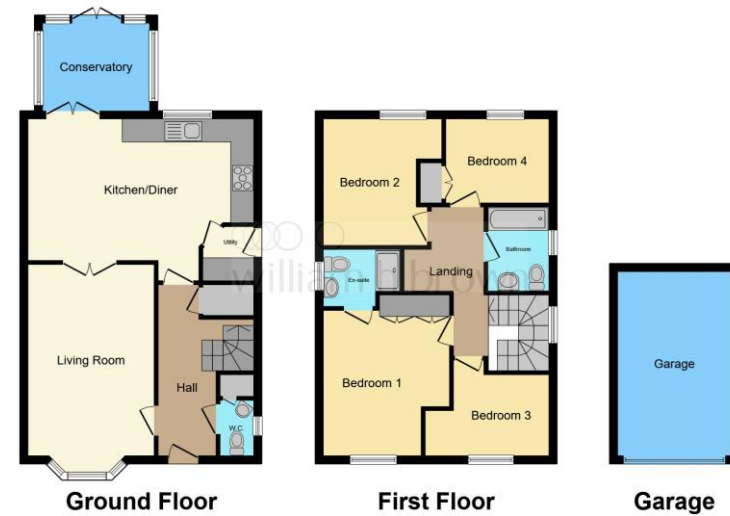
## Union Road, Aylsham, Norwich

- 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

guide price

**£360,000**



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:  
AYS109905 - 0007

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