



Howard Way, Aylsham, Norwich, NR11 6XD

welcome to

Howard Way, Aylsham, Norwich

Don't miss this stunning beautifully presented 3 double Bedroom Family Home set in the sought after market town of Aylsham which has a great range of amenities from cafe's, shops & restaurants to schooling from Nursery through to High School and great transport links to Coast & City.



Description

Stunning 3-bedroom linked detached house in the desirable Market town of Aylsham, beautifully presented throughout with spacious living areas, re-fitted kitchen, stylish bathrooms, and an enclosed garden - perfect for family living This property has been updated by the current vendors and offers an impressive re-fitted Kitchen/Diner, 3 double Bedrooms (main with En-suite), Lounge, Garden Room & Study Area. Outside has attractive gardens and ample off-road parking!

Reception Hall

Karndean LVT Herringbone flooring, understairs cupboard, stairs to first floor and opens to Study Area.

Study Area

9' 6" x 7' 11" (2.90m x 2.41m)
Karndean LVT Herringbone flooring, spotlights and double glazed window to the front aspect.

Re-Fitted Cloakroom

Re-fitted suite comprising low level WC and wash hand basin and extractor fan.

Utility Room

7' 11" x 6' 1" (2.41m x 1.85m)
Fitted with a range of wall and base level units, work surface, plumbing for washing machine and space for tumble dryer. Karndean LVT Herringbone flooring

Refitted Kitchen/Diner

26' 9" x 8' 7" (8.15m x 2.62m)
Stunning open plan room which has been re-fitted to the highest of standards and enjoys a range of soft close wall and base level units with wooden work surfaces, AEG double oven, AEG induction hob with hood over, AEG integrated dishwasher, twin butler sink with mixer tap over and black granite worktop around, built-in wine rack, walk-in pantry cupboard and space for fridge /freezer.
Karndean LVT Herringbone flooring, double glazed window with view over the rear gardens, single upvc door to outside, two radiators, Bi-Fold doors to the Garden Room and opens to the Lounge.

Garden Room

9' 9" x 9' 2" (2.97m x 2.79m)
Brick base with double glazed windows and double doors to outside.

Lounge

15' 9" x 11' 10" Max (4.80m x 3.61m Max)
Double glazed window to the front aspect, two recess cupboards, Bio-ethanol stove inset to fireplace with timber beam over, radiator & TV point.

First Floor Landing

Doors to all Bedrooms and Bathroom, airing cupboard, loft access & radiator.

Bedroom One

12' x 10' 6" (3.66m x 3.20m)
Double glazed window to the front aspect, wall panelling, open fronted wardrobes, radiator, TV point, wall lights.

En-Suite

Updated to offer a suite comprising shower cubicle, wash hand basin/vanity unit, half tiled walls, low level WC, double glazed window, extractor fan, heated towel rail, tiled floor & shaver point.

Bedroom Two

21' 2" x 8' 5" Max (6.45m x 2.57m Max)
Double aspect room with two double glazed window to the front and rear aspect, wash hand basin, fitted wardrobe, built in cupboard, TV point and radiator.

Bedroom Three

10' 4" x 10' 2" Max (3.15m x 3.10m Max)
Open fronted wardrobe, radiator & double glazed window to the rear aspect.

Bathroom

Fitted suite comprising bath with shower over, wash hand basin/vanity unit, heated towel rail, extractor fan and double glazed window.

Outside

To the front of the property is a double width driveway providing off-road parking with a path to the front door. The front garden is laid to lawn. There is access to the rear garden via the side of the property with a gate opening into the garden which has a patio area, shed, outside tap and vegetable garden.

Location

Aylsham is a historic market town located in North Norfolk. Set on the River Bure, it lies about 10 miles north of Norwich and offers a blend of rural charm and rich heritage. The town is known for its Georgian architecture, traditional marketplace, and access to the scenic Bure Valley Railway. Surrounded by countryside and close to the Norfolk Broads and Blickling Hall estate, Aylsham provides a peaceful setting with a strong sense of community, making it a popular base for both residents and visitors. The town offers good schooling options for all years and a range of independent shops, library, restaurants and public houses.



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welcome to

Howard Way, Aylsham, Norwich

- Stunning Link-Detached Home
- 3 Double Bedrooms (Main with En-suite)
- Impressive Open Plan Kitchen/Diner
- Garden Room, Utility Area & Study Area
- Ample Off-Road Parking & Well Kept Gardens
- Tucked Away Location
- VENDOR HAS FOUND

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



Ground Floor



First Floor

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

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS104844 - 0007

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