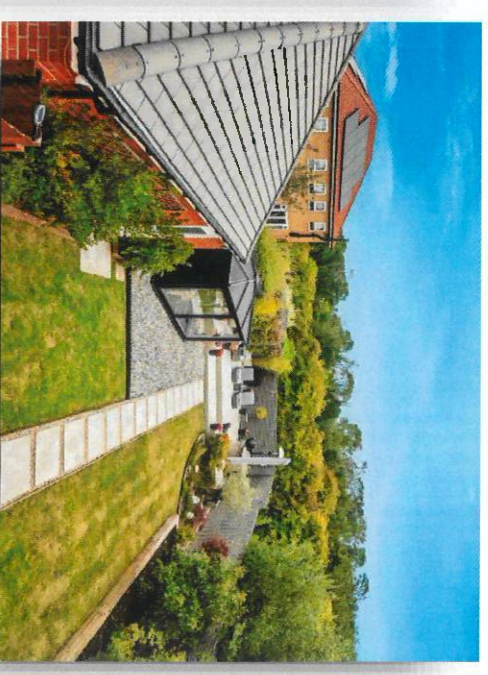




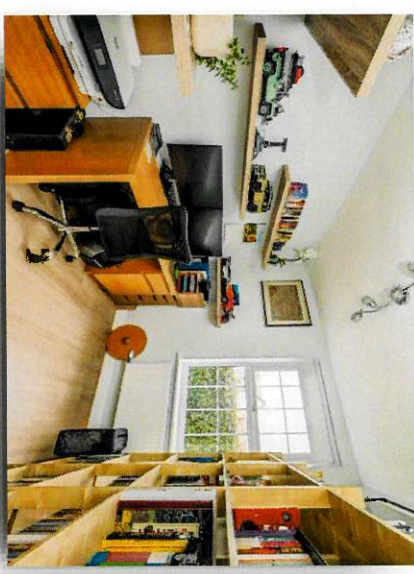
Prince Of Wales Drive, Aylsham, Norwich, NR11 6GP



welcome to

Prince Of Wales Drive, Aylsham, Norwich

A must-see, one-of-a-kind detached 4 Bedroom House in the market town of Aylsham with versatile accommodation to include 2 Reception Rooms, Kitchen/Diner, Utility Room and 2 Bathrooms & Cloakroom. The key attraction being the beautifully landscaped garden with bespoke Summer House.



Description

Located on the edge of the sought-after David Wilson development in the popular market town of Aylsham, don't miss this stunning detached residence which enjoys internal accommodation to include Study, Cloakroom, triple aspect Lounge with wood burner, large fitted Kitchen/Diner & Utility Room to the ground floor whilst upstairs offers 4 double Bedrooms - main with Dressing Area and En-suite & a Family Bathroom.

A standout feature of this property is however the professionally landscaped garden which offers various seating/entertaining areas, planted raised sleeper beds and a bespoke Summer House, further benefits include EV charging point, off-road driveway parking & Garage.

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.

Entrance Hall

Front door opens into hall with stairs to first floor, ceramic tiled flooring and radiator.

Cloakroom

Suite comprising low level WC & wash basin. Extractor, ceramic tiled flooring, radiator & double glazed window.

Study

7' 9" x 9' 8" (2.36m x 2.95m)
Wood effect flooring, radiator & double glazed window.

Lounge

18' max x 11' 10" (5.49m max x 3.61m)
Triple aspect room with double glazed windows to side with meadow views & rear and double glazed doors to patio, TV point, radiator, engineered wood flooring in a herringbone design and a cylindrical wood burner inset to glass stand to one corner.

Kitchen / Diner

20' 2" + bay x 14' 11" (6.15m + bay x 4.55m)
Fitted with a range of wall & base units, work surfaces over with matching upstand and inset stainless steel sink & drainer. Built-in double electric oven, 6 ring gas hob with glass splash back and double stainless steel cooker hood over and integrated dishwasher. Spotlights, central heating boiler housed in cupboard, ceramic tiled flooring, radiator and front & rear aspect double glazed windows.

Utility Room

Work surface with matching upstand and stainless steel sink & drainer unit and plumbing for washing machine. Ceramic tiled flooring, radiator, extractor and door to outside.

First Floor Landing

Airing cupboard, loft access & radiator. Doors to Bedrooms & Bathroom.

Bedroom One

11' 8" x 9' 8" + dressing area (3.56m x 2.95m + dressing area)
Double aspect room with 2 double glazed windows to side & rear, one with meadow views, radiator & TV point. Dressing area with a range of fitted wardrobes & radiator.

En-Suite

Stylishly fitted suite comprising low level WC, wash basin and double shower cubicle. Part-tiled walls, tiled flooring, extractor, shaver point, spotlights, heated towel rail & double glazed window.

Bedroom Two

9' 2" x 17' 1" max (2.79m x 5.21m max)
Fitted double wardrobes, TV point, radiator & 2 front aspect double glazed window with meadow views.

Bedroom Three

10' 9" x 11' 9" max (3.28m x 3.58m max)
Built-in cupboard, TV point, radiator & double glazed window.

Bedroom Four

14' 4" max x 7' 11" (4.37m max x 2.41m)
Double aspect room with 2 double glazed window to the front & side aspect, with meadow views, radiator and over stairs cupboard.

Bathroom

Suite comprising low level WC, wash basin, bath with central mixer tap and double shower cubicle. Half tiled walls, tiled flooring, spotlights, extractor, heated towel rail & double glazed window.

Outside

To the front of the property is a hedge border with pathway leading to the front door. There is a brick weave driveway to the side with EV electric car charger to wall and leads to a single Garage with up & over door, power, lighting and a personal door to the rear garden.

The rear garden has been professionally landscaped and finished to the highest of standards and offers features including a raised all-weather decking leading from the rear of the property, step down leading to a pathway which takes you through the garden which has lawned areas, raised sleeper borders and leads to a shingled area with a superb Summer House, ideal for outside entertaining with sectional doors, power & lighting. Steps take you up to a large terrace patio with wall lighting and offering an excellent place to sit & enjoy this truly delightful garden.



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welcome to

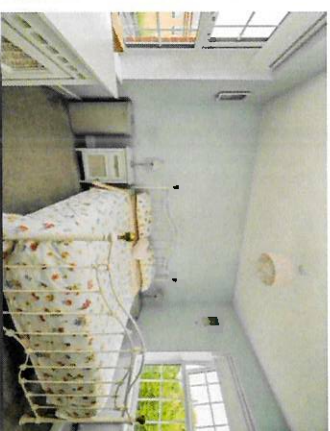
Prince Of Wales Drive, Aylsham, Norwich

- Professionally Landscaped Garden with bespoke Summer House
- Detached House
- 4 Bedrooms - main with Dressing Area & En-Suite
- Study & Lounge with Wood Burner
- Kitchen/Diner & Utility Room
- Upstairs Family Bathroom & Downstairs Cloakroom
- EV Charging Point, Driveway Parking and Garage
- Sought After Market Town Location

Tenure: Freehold EPC Rating: B

Council Tax Band: E

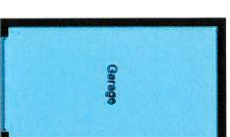
£515,000



Ground Floor

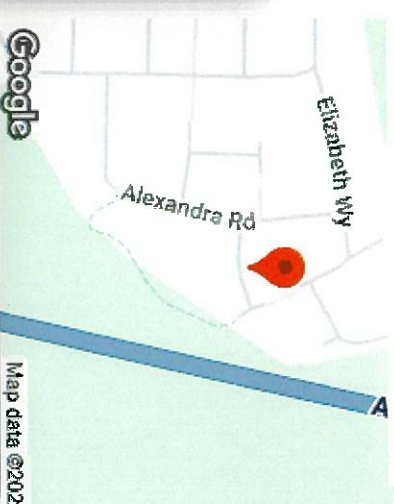


First Floor



Garage

This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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.localgent.com



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Property Ref:

AVS109996 - 0002

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