



**Elizabeth Way, Aylsham, Norwich, NR11 6FW**

**welcome to**

**Elizabeth Way, Aylsham, Norwich**

A 4 Bedroom, 2 Reception Room detached property in the ever popular marketing town of Aylsham benefitting further accommodation to include Kitchen/Diner, Utility Room, Cloakroom and 2 Bathrooms. Outside has ample off-road parking, Garage and enclosed rear garden.



## Description

Located in the sought after market town of Aylsham don't miss this deceptively spacious detached home set on the edge of the popular David Wilson development, known as Bure Meadows. The property enjoys internal accommodation to include spacious Kitchen/Diner, Utility Room, Lounge, Study & Cloakroom to the ground floor whilst upstairs offers 4 Bedrooms - main with En-suite & Family Bathroom, further benefitting from field views on the first floor. Outside has ample off-road driveway parking, single Garage and enclosed rear garden.

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 Karndean flooring, radiator & store cupboard.

## Study

6' 11" x 6' 1" (2.11m x 1.85m)  
Karndean flooring, radiator & front aspect double glazed window.

## Cloakroom

Suite comprising low level WC & wash basin, extractor, radiator & Karndean flooring.

## Lounge

12' 1" x 16' 7" + bay (3.68m x 5.05m + bay)  
Front aspect double glazed bay window, TV point and Karndean flooring.

## Kitchen / Diner

15' 11" max x 27' 8" max (4.85m max x 8.43m max)  
Fitted with a range of wall & base units, wooden worktop over with stainless sink & drainer unit. Double electric oven and touchscreen hob with glass splashback & double cooker hood over and integrated dishwasher. Karndean flooring, 3 radiators, understairs cupboard, double glazed window overlooking rear garden & double glazed door. to outside.

## Utility Room

Fitted with wall & base units, worktops over, plumbing for washing machine, houses central heating boiler, radiator & door to outside.

## First Floor Landing

Double airing cupboard, loft access with ladder and radiator. Doors to Bedrooms & Bathroom.

## Bedroom One

12' 6" x 11' 8" max (3.81m x 3.56m max)  
Double aspect room with fitted wardrobe, TV point, radiator & 3 double glazed windows.

## En-Suite

Suite comprising low level WC, wash basin & double shower cubicle. Extractor & spotlights.

## Bedroom Two

12' 4" x 12' 3" max (3.76m x 3.73m max)  
Fitted wardrobe, over stairs cupboard & double glazed window.

## Bedroom Three

10' 4" x 9' 9" max (3.15m x 2.97m max)  
TV point & rear aspect double glazed window with field views.

## Bedroom Four

10' 6" x 9' 1" + wardrobe (3.20m x 2.77m + wardrobe)  
Fitted wardrobe, TV point, radiator & double glazed window.

## Bathroom

Suite comprising low level WC, wash basin and bath with central mixer tap & shower over. Vinyl flooring, heated towel rail and double glazed window.

## Outside

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

The rear garden is enclosed with a lawned garden, planted borders and patio area.



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## Elizabeth Way, Aylsham, Norwich

- No Onward Chain
- Detached 4 Bedroom House
- Kitchen/Diner and Utility Room
- Lounge & Study
- Main Bedroom with En-Suite, Family Bathroom & downstairs Cloakroom
- Ample Off-Road Parking & Single Garage
- Sought After Market Town Location

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



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](http://www.focalagent.com)

# £460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109939 - 0002

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