



**Frazers Yard, Aylsham, Norwich, NR11 6FB**



**welcome to**

**Frazers Yard, Aylsham, Norwich**

Set in the highly sought after town of Aylsham, viewing is highly recommended to fully appreciate the stunning quality this 1 Bedroom Apartment has to offer, including an impressive open plan living space, re-fitted Bathroom and Dressing Room, and further benefiting 1 allocated parking space.



## Description

Don't miss this outstanding Top Floor Apartment located in the sought after market town of Aylsham. The property has been much improved throughout & enjoys internal accommodation to include at the heart of the property a large open plan room, perfect for entertaining with the Living Space comprising Lounge/Diner & a stylish re-fitted Kitchen with breakfast bar, then you have the Bedroom Suite with Dressing Room fitted with hanging rail and space for dressing table and a re-fitted luxury Bathroom with gold effect accents. Outside there is 1 allocated parking space and access to a small communal garden.

Aylsham itself is a vibrant and historic market town set on the edge of the beautiful Bure Valley, offering an excellent mix of independent shops, cafes, and local amenities. With regular markets, good schools and strong sense of community, it's a popular choice for families and professionals alike. The town enjoys easy access to Norwich & the Norfolk coast, while nearby countryside and National Trust estates provide endless opportunities for leisure & walks.

## Communal Entrance Hall

Front door opens into main complex with stairs leading up to the property.

## Hall

Front door to property opens up into hall with carpeted stairway leading off to landing & double glazed window.

## Landing

Built-in airing cupboard & telephone entry system. Doors open to Bedroom Suite and open plan Lounge/Diner/Kitchen.

## Open Plan Living Space

26' 10" x 13' 10" + recess (8.18m x 4.22m + recess)

The open plan living space is divided into 2 areas starting with the Lounge/Diner which has carpeted flooring, TV point, 2 double glazed windows, radiator, skylight and eaves storage.

The Kitchen area is re-fitted with a stylish range of base units, thin laminate work surface over with tiled splashback and ceramic sink & drainer unit, electric oven with electric hob, plumbing for washing machine & slimline dishwasher, space for fridge/freezer and breakfast bar. Wood effect flooring, spotlights & skylight.

## Bedroom Suite

### Dressing Room

Door from hall opens into Dressing Room which has carpeted flooring, fitted hanging rail, space for dressing table, double glazed window and radiator. Doors open to Bedroom & Bathroom.

### Principle Bedroom

15' 2" max x 14' + recess (4.62m max x 4.27m + recess)  
Carpeted flooring, 2 radiators, 2 double glazed windows, velux window & eaves storage.

### Re-Fitted Bathroom

Luxury re-fitted suite comprises low level WC, wash basin vanity unit with tiled splashback & mixer tap and bath with mixer tap, shower attachment and drench head. Wood effect flooring, extractor, gold finish heated towel rail & skylight.

## Outside

This property has 1 allocated parking space and access to a small communal garden.



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)



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## **Frazers Yard, Aylsham, Norwich**

- Top Floor Apartment
- Bedroom Suite with Dressing Room & Re-Fitted Bathroom
- Impressive Open Plan Living Space
- 1 Allocated Parking Space
- Sought After Market Town Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £185,000



Please note the marker reflects the postcode not the actual property

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