



Peabody Road, Aylsham, Norwich, NR11 6FE

welcome to

Peabody Road, Aylsham, Norwich

Located in the popular Market Town of Aylsham, on the sought-after Persimmon Homes site, is this well-presented 4 Bedroom House. Offering versatile accommodation throughout with various reception areas, off-road parking & enclosed rear Garden. Call us today, to book your viewing!



Description

Don't miss out on this fantastic well-presented, Detached Family Home, which is located on the sought after Persimmon Homes site in the popular market town of Aylsham.

The property enjoys flexible accommodation downstairs, which includes a Lounge, Dining Room, Kitchen, Utility Room & Cloakroom, while upstairs you'll find 4 good sized Bedrooms (Main with En-Suite) & Family Bathroom. Outside offers a gravel driveway leading to a single Garage & and enclosed rear garden with decking area.

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 to entrance hall with stairs leading off & under stairs cupboard. BT point, radiator & doors to remainder of ground floor accommodation.

Cloakroom

Suite comprises of WC & wash basin, tiled splash back and wood effect flooring. Radiator & double glazed window.

Kitchen

11' 8" x 10' 3" (3.56m x 3.12m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer and stainless steel splash back. Electric oven & electric hob with stainless steel cooker hood over, integral fridge/freezer & dishwasher. Marble breakfast bar, wood effect flooring, radiator & rear aspect double glazed window. Door to Utility Room.

Utility Room

6' 1" x 6' 9" (1.85m x 2.06m)

Fitted with wall & base units with work surface over, plumbing for washing machine & houses central heating boiler. Wood effect flooring.

Lounge

11' 9" x 14' 11" (3.58m x 4.55m)

TV point, wood effect flooring, radiator & double doors to outside.

Dining Room

9' 1" x 12' 7" (2.77m x 3.84m)

Wood effect flooring, radiator & double glazed window.

First Floor Landing

Airing cupboard & loft access. Doors open Bedrooms & Bathroom.



Bedroom One

11' 1" x 12' 6" (3.38m x 3.81m)

Radiator & double glazed window. Door to En-suite.

En-Suite

Suite comprising of WC, wash basin & shower cubicle. Extractor fan, heated towel rail, vinyl flooring, radiator & double glazed window.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

Radiator & double glazed window.

Bedroom Three

9' 3" x 13' 6" (2.82m x 4.11m)

Radiator & double glazed window.

Bedroom Four

9' 8" x 7' 5" (2.95m x 2.26m)

Radiator & double glazed window.

Bathroom

Partly tiled suite comprises of WC, wash basin and bath with shower over. Heated towel rail, radiator & double glazed window.

Outside

To the side of the property is a gravel driveway leading to a single garage with up and over door. The rear gardens is laid to lawn with a generous decking area.

Agent's Note

This property has a maintenance charge please, contact the office for more details.

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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welcome to

Peabody Road, Aylsham, Norwich

- 4 Bedrooms - Main with En-Suite
- 2 Reception Rooms
- Separate Family Bathroom & Downstairs Cloakroom
- Garage & Parking
- Gardens
- Sought After Location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS110073 - 0002

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