



**Holman Road, Aylsham Norwich NR11 6DN**

**welcome to**

## **Holman Road, Aylsham Norwich**

>> No Onward Chain <<

A fantastic opportunity to make this detached family house your own with flexible internal accommodation, lots of potential for improvement and upgrades throughout, and the benefit of a corner plot location in the sought after town of Aylsham.



## **Entrance Hall**

Front door opens into hall with stairs to first floor, under stair cupboard and radiator.

## **Cloakroom**

Suite comprising low level WC, wash basin, radiator & double glazed window.

## **Lounge**

11' 9" Max x 18' 11" ( 3.58m Max x 5.77m )

Gas fire with surround, TV point, radiator, double glazed window with view over rear garden & sliding doors to outside.

## **Kitchen**

9' 3" x 10' ( 2.82m x 3.05m )

Fitted with a range of wall & base units, work top over with tiled splashback, stainless steel sink & drainer unit and electric cooker point. Cupboard housing central heating boiler, built-in cupboard, radiator, double glazed window & upvc door to outside.

## **Dining Room**

10' 1" x 9' 1" ( 3.07m x 2.77m )

Radiator & double glazed window.

## **First Floor Landing**

Loft access, radiator & double glazed window. Doors to Bedrooms & Bathroom.

## **Bedroom One**

11' 10" x 9' 8" ( 3.61m x 2.95m )

Radiator & double glazed window.

## **Bedroom Two**

8' 9" x 11' 10" max narrowing to 9' 10" min ( 2.67m x 3.61m max narrowing to 3.00m min )

Built-in cupboard, radiator & double glazed window.

## **Bedroom Three**

10' 1" x 9' 7" ( 3.07m x 2.92m )

Radiator & double glazed window.

## **Bedroom Four**

8' 9" x 7' 3" ( 2.67m x 2.21m )

Built-in wardrobe, radiator & double glazed window.

## **Bathroom**

Suite comprising low level WC, wash basin and bath with shower over. Shaver point, radiator & double glazed window.

## **Outside**

The property sits on a corner plot with a driveway leading to a single Garage to the side. There are gardens to the front, side & rear, with the front mainly laid to lawn with hedge border and an enclosed rear garden with patio area, lawned area & planted borders.

## **Agent's Note**

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.



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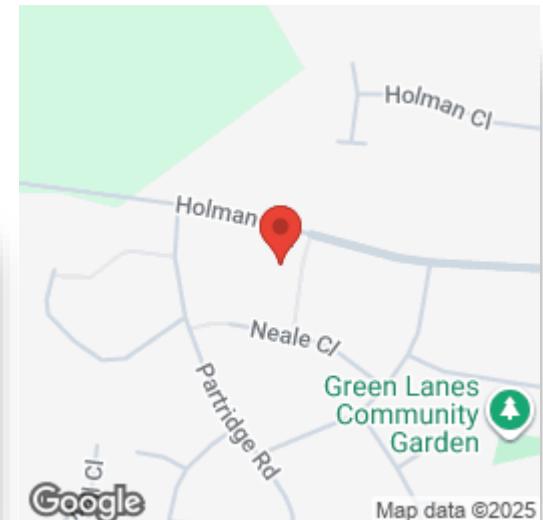
## Holman Road, Aylsham Norwich

- No Onward Chain
- 4 Bedroom Detached House
- Kitchen, Lounge & Dining Room
- Downstairs Cloakroom & Upstairs Bathroom
- Great Potential for Improvement Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£375,000**



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Property Ref:  
AYS109962 - 0003

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