



Knights Way, Aylsham, Norwich, NR11 6LL

welcome to

Knights Way, Aylsham, Norwich

Exceptional modern home set on a private estate of only 8 homes situated in the sought after Market Town of Aylsham. This home was built to the highest of standards and enjoys 3 double bedrooms, master with en-suite and has a wonderful open plan living area!



Description

Don't miss this exceptional modern home finished to the highest of standards set in an exclusive private estate setting of only 8 homes. This property offers versatile living space and wonderful entertaining options with its open plan Lounge/Kitchen/Diner and further benefits from 3 double bedrooms with the master on the ground floor enjoying an en-suite. The property has a garage with electric door, off road parking and gardens to the rear. Internal viewing is highly recommended to see all this property has to offer.

Entrance Hall

Front door opens into hall with stairs to first floor, underfloor heating, built-in cupboard, spotlights & tiled flooring.

Cloakroom

Suite comprising low level WC, wash basin, tiled flooring with underfloor heating & wall panelling.

Lounge/Diner

19' 9" x 15' 4" (6.02m x 4.67m)

Triple aspect room with double glazed windows & double doors to outside, tiled flooring with underfloor heating, TV point & spotlights.

Kitchen Area

Fitted with a stylish range of wall & base soft close units, granite work surface over with tiled splashback, under counter sink with mixer tap over, double electric oven, electric hob with hood over, integral dishwasher, integral washing machine, built in fridge/freezer, breakfast bar, two double glazed windows, double doors to outside, tiled floor, spotlights.

Bedroom One

11' 4" x 8' 8" (3.45m x 2.64m)

Built-in wardrobe, spotlights, underfloor heating & double glazed window.

En-Suite

Fully tiled suite comprising low level WC, wash basin and shower cubicle. Double glazed window, spotlights, extractor fan.

First Floor Landing

Doors to Bedrooms & Bathroom.

Bedroom Two

15' 3" x 11' (4.65m x 3.35m)

TV point, loft access, radiator & double glazed window.

Bedroom Three

16' 2" x 10' 6" (4.93m x 3.20m)

Built-in wardrobe, TV point, radiator & double glazed window.

Bathroom

Suite comprising bath with shower over, low level WC, wash basin vanity unit with plenty of storage, worktop, spotlights and double glazed window. Spotlights, tiled flooring & heated towel rail.

Outside

To the front of the property is a driveway leading to a single garage with electric door, to the rear is a lawned garden with feature pond, patio area and is well stocked with plants.

Location

Aylsham is a historic market town in Norfolk, England, situated on the River Bure about 10 miles north of Norwich. Known for its charming Georgian architecture and strong community spirit, the town features a traditional market square, independent shops, and regular local markets. Nearby attractions include Blickling Estate, a grand National Trust property. Aylsham also serves as a stop on the Bure Valley Railway, offering scenic steam-train journeys through the Norfolk countryside.



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

Knights Way, Aylsham, Norwich

- Superb Home Set on a Private Estate of Only 8 Homes
- Built To The Highest of Standards
- 3 Double Bedrooms, Master With En-Suite
- Open Plan Lounge/Diner/Kitchen
- Underfloor Heating On The Ground Floor
- Off Road Parking & Garage with Electric Door
- Rear Gardens
- No Onward Chain

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYS110100 - 0004

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