



Hobart Lane, Aylsham, Norwich, NR11 6FA

welcome to

Hobart Lane, Aylsham, Norwich

Don't miss this stunning modern home set on the Willow Park Development in Aylsham. This home enjoys 3 bedrooms, main with en-suite, lounge, kitchen/diner and outside offers a charming enclosed rear garden, garage and parking space in front. VENDOR HAS FOUND!



Description

Set on the popular Willow Park Development on the edge of Aylsham is this extremely well-presented linked modern home. This property offers spacious living accommodation to include a double aspect kitchen/diner, lounge and has 3 bedrooms - main with en-suite, and a family bathroom. Outside this home enjoys a single garage with a parking space in front and an enclosed rear garden. Viewing is highly recommended to appreciate the quality of this home.

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

Amtico flooring, stairs to first floor, radiator and understairs cupboard.

Lounge

Two double glazed windows to the front aspect, double glazed door to the rear garden, radiator, TV point and Amtico flooring.

Cloakroom

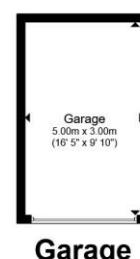
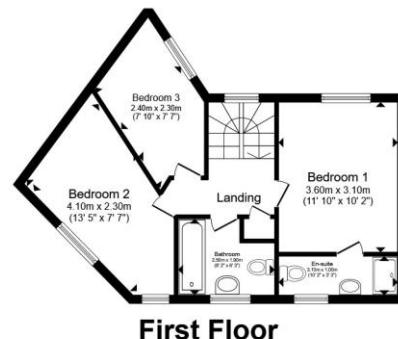
Fitted with suite comprising low level WC, wash hand basin, double glazed window, radiator and Amtico flooring.

Kitchen/Diner

Double aspect room with double glazed window to the front and double glazed doors to the rear garden. Kitchen is fitted with a range of wall and base level units, work surface with tiled splashback, electric hob with stainless steel splashback and hood over, electric oven, stainless steel sink and drainer unit, plumbing for washing machine and dishwasher, radiator and Amtico flooring.

First Floor Landing

Doors to Bedrooms and Bathroom. double glazed window and loft access.



Total floor area 105.2 m² (1,132 sq.ft.) approx

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.propertybox.io

Bedroom One

Double glazed window to the front aspect, Amtico flooring, radiator & TV point.

En-Suite

Fitted with a suite comprising shower cubicle, wash hand basin, low level WC, radiator, double glazed window & spotlights.

Bedroom Two

Two double glazed windows to the front aspect, Amtico flooring & radiator.

Bedroom Three

Double glazed window to the rear aspect, radiator & Amtico flooring.

Bathroom

Fitted with suite comprising bath with shower attachment, low level WC, wash hand basin, extractor fan, double glazed window and heated towel rail.

Outside

The property has a single garage with a parking space in front, to the rear of the property is a paved garden with raised beds and a gate giving access to the rear.

Agents Note

There is an annual service charge for this property.



welcome to

Hobart Lane, Aylsham, Norwich

- Well-Presented Modern House
- 3 Bedrooms - Main with En-suite
- Kitchen/Diner & Lounge
- Gas Central Heating
- Garage & 1 Parking Space
- VENDOR HAS FOUND

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£275,000



view this property online williamhbrown.co.uk/Property/AYS109875

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
AYS109875 - 0002



Please note the marker reflects the postcode not the actual property

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