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Holman Road
Aylsham



A SUPERB FIVE DOUBLE BEDROOM FAMILY HOME WITH MANY EXCEPTIONAL FEATURES AND LOVELY GARDEN INCLUDING OUTDOOR ENTERTAINING AREA

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30 Holman Road, Aylsham, Norfolk, NR11 6BY

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RECEPTION HALL

A wide, welcoming reception hall, with door having tall windows to either side, from the front aspect. Bespoke fitted storage includes a cloaks cupboard, bench with storage boxes under and coat hooks over, as well as fitted understairs cupboards, shelving and drawers. Attractive tiled flooring, door out to the side aspect leading to the garden.

CLOAKROOM

With stylish, Burlington toilet with polished aluminium cistern, hand wash basin. Attractive tiling to floor, and chrome heated towel rail/radiator.

OFFICE

A great home office with fitted shelving, windows overlook the driveway.

PLAYROOM

Ideal for a family, this double aspect room provides lovely space as a playroom, with deep fitted storage cupboard, although could lend itself to a variety of uses.

KITCHEN/DINING/GARDEN ROOM

This fantastic room provides great living and dining spaces and is fitted with an excellent range of J-Pull base drawer and cupboard units with Corian worksurface having undermounted sink with single lever mixer tap. Matching larder units and wall cabinets provide more storage. A large central island provides further workspace and storage, and incorporates a breakfast bar, and at the opposite end, a dining booth. The island also houses an induction hob with down draft extractor. Other appliances within the kitchen include twin ovens, microwave and dishwasher. There are spaces for







a fridge/freezer and wine coolers. Throughout the kitchen there is multi colour plinth and undercabinet lighting. From the dining area two sets of bi-fold doors leading out to the outside entertaining area. There is also a garden room area, with sliding patio doors leading out to the eastern aspect. There is also a useful walk-in pantry providing further storage, workspace and a second sink.



SITTING ROOM

This spacious double aspect room overlooks the garden and has a fitted 'media wall' comprising low level storage, shelving and space for a wall mounted television. Fitted wood burner, wooden flooring.

UTILITY ROOM

With window and door to the garden, fitted cupboards and worktop, space for washing machine and dryer. A staircase leads up to the second landing, with bedroom and bathroom off.



LANDING

With stairs up from the reception hall. Window to the side aspect, doors to four of the five bedrooms, and the family bathroom.

PRINCIPAL BEDROOM

A lovely double bedroom, with window to the side aspect, a door opens to walk-in wardrobe/dressing room which you can walk through to bedroom four.

EN-SUITE

Stylish en-suite with 'walk in' oversize shower cubicle, with both rainwater and handheld showers. Vanity hand wash basin with storage drawers under and wc. Tiling to walls and floor.

BEDROOM TWO

Having a window to the side aspect and fitted wardrobe.

BEDROOM THREE

A double aspect bedroom with fitted wardrobe.

BATHROOM

This contemporary bathroom is fitted with a bath, having shower and screen over, wc, and triangular ceramic vanity hand was basin with chrome mixer tap, storage under. Stylish tiling to walls and floor.

BEDROOM FIVE

Once again having windows to two aspects and fitted wardrobe.

LANDING TWO

With stairs up from the utility room. Doors open to a second bathroom and bedroom four.

BEDROOM FOUR

Having its own bathroom alongside, and separate staircase this bedroom could provide independent/annexe accommodation. Window to the side aspect. A lockable door opens to the dressing





room/walk in wardrobe which links this bedroom to the principal bedroom.

BATHROOM

Fitted with a bath, having shower and screen over, wc and vanity hand was basin with storage under.



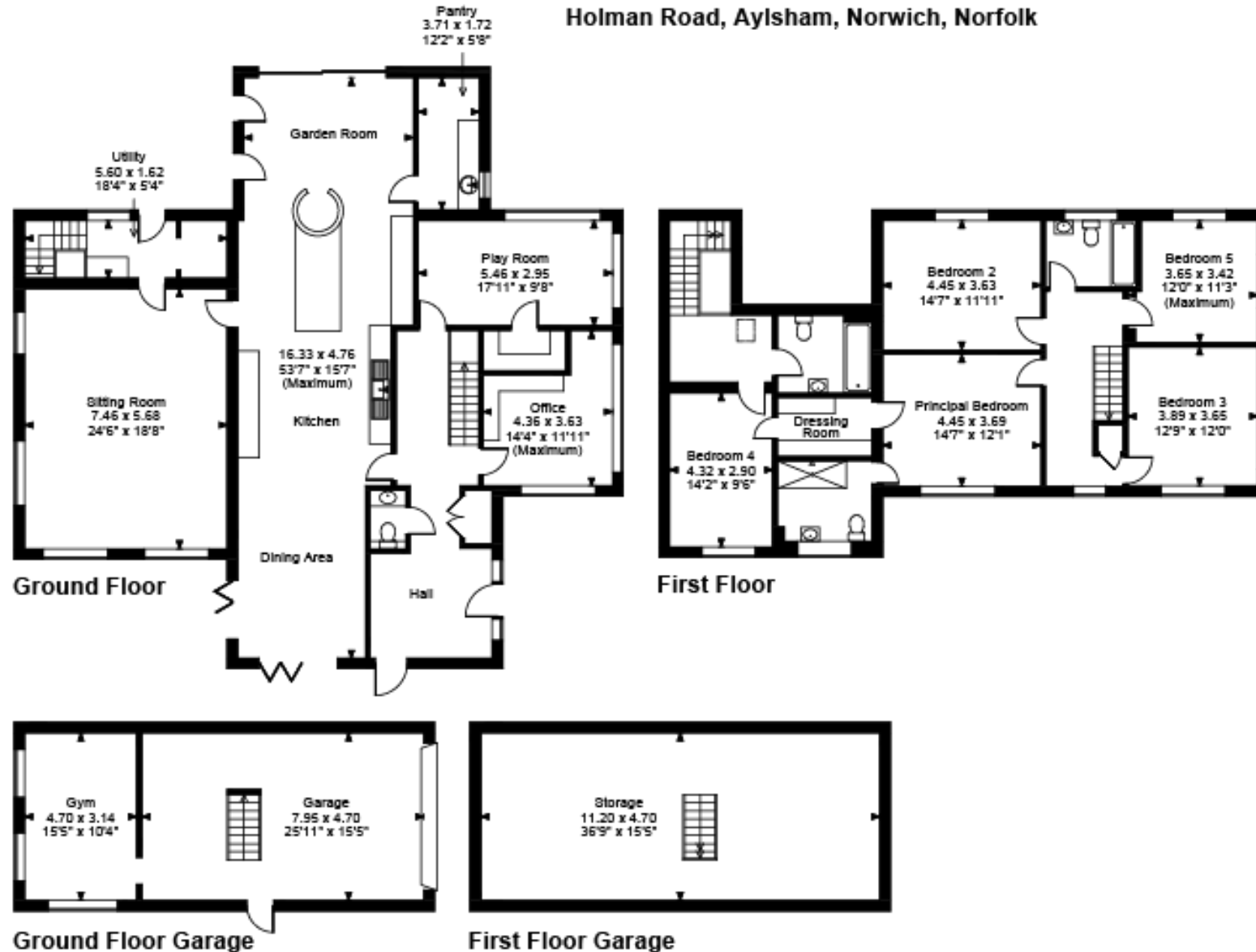
EXTERNAL

The property is approached onto a wide driveway with ample parking and access to the garage. Gates lead to the rear garden and an oak framed porch leads to the front door.

The generous rear garden, which is enclosed by fencing, is laid to a sweeping lawn, with a number of mature trees. A wide, paved sun terrace, accessed from the garden room, adjoins the eastern aspect of the house, while to the western aspect there is a wider area of paved and decked area. This expansive area includes lovely seating/dining areas and a bar/outdoor kitchen space covered by a timber pergola, as well as an outdoor shower.



Holman Road, Aylsham, Norwich, Norfolk



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Standing on one of Aylsham's more popular roads, this impressive home has been carefully extended and upgraded, to offer extensive accommodation in generous gardens. The ground floor features a fantastic, contemporary open plan kitchen/dining/garden room, a large sitting room and two further reception rooms. On the first floor there are five double bedrooms, with the principal bedroom having a dressing room, and en-suite, and two bathrooms. One of the bedrooms can be accessed via its own staircase from the utility room, so could potentially be used as annexe accommodation. Externally a drive provides plenty of parking alongside the large double garage with gym, and storage room over. The generous rear garden includes a wide area of lawn, and outside entertaining area with bar covered by a timber pergola.

The bustling market town of Aylsham is well known for its excellent range of amenities including local shops, bars and restaurants as well as a doctor's surgery, dentist and opticians. The town also has highly rated first and high schools.

EPC Rating: C
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
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