



11 Hobart Lane

Guide Price £425,000 - £450,000

A highly presented & extended four-bedroom detached house situated within a modern development in the sought after area of Aylsham.

This home is ideal for a growing family and requires ample living space.

As you enter there is a separate entrance hall with adjacent cloakroom/WC, a cosy living room is located at the front of the property.

Further on, there is a stunning open-plan kitchen with a range of fitted units at base & eye level plus range cooker and breakfast bar, plus fitted units to each side of the room; this space is well complemented by a utility room.

Towards the back of the property is a fantastic garden room comprising of a pitched ceiling and bi-fold doors to garden.

Upstairs, to the first floor, are three of the bedrooms of which two are doubles and a generous single.

Bedroom two benefits from an en-suite shower room, with a family bathroom servicing the other two bedrooms. To the second floor, is a beautiful main bedroom with fitted wardrobes and en-suite shower room.

Outside, to the front, is ample off-street parking for several vehicles that leads to a garage.

To the rear, is a landscaped garden with a raised patio to both sides of the property leading to a laid to lawn grass area and an undercover purpose built bar with storage cupboards, ideal space for hosting.



Services

Gas central heating. Mains water, electricity and drainage are connected.

Situation

Aylsham is a bustling, North Norfolk market town which lies just off the A140 between Norwich and Cromer, close to the beautiful Blickling Hall and just a short drive from the coast. The town itself hosts a variety of local businesses, independent shops, public houses and cafe's. Tesco and Budgens supermarket can also be found in the town, along with a Starbucks and M&S mini-mart/petrol station off the A140. The town has primary and secondary schooling.

Directions

To find the property from Reepham, head out of the town in the direction of Cawston on the B1145. Continue through Cawston and then at the roundabout with the B1149 head straight over, following signs for Aylsham. At the next roundabout take the second exit into Hobart Lane, where the property will be found on the left hand side clearly marked by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0201.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

1216.55 ft²
113.02 m²

Reduced headroom

18.75 ft²
1.74 m²

(1) Excluding balconies and terraces

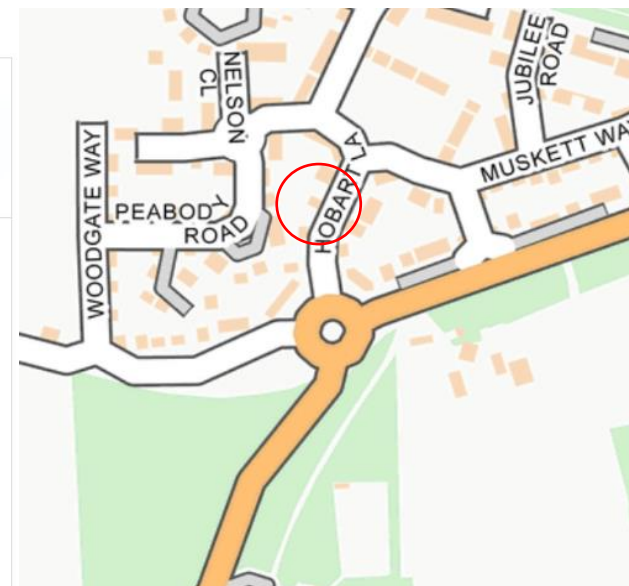
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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