

Aylsham Road, Norwich
Guide Price £375,000 - £400,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
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- Beautifully Renovated Victorian Home
- An Abundance Of Original Victorian Features
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Sitting Room With Wood Burning Stove
- Separate Dining Room With Fireplace
- Downstairs Shower Room
- Luxury Upstairs Family Bathroom
- Attractive Mature Rear Garden
- EPC Rating C / Council Tax Band C

Description

Iconic are delighted to present this beautifully renovated Victorian hall entrance terrace, perfectly positioned within the highly sought-after NR3 area. Combining an abundance of original period features with stylish modern upgrades, this exceptional home offers spacious and versatile accommodation, making it ideal for a range of buyers.

The accommodation begins with an impressive entrance hall, featuring elegant scrolled arches, two useful storage cupboards, and a staircase rising to the first floor. Doors lead to the principal reception rooms, both of which retain a wealth of character. The generous sitting room enjoys stripped wooden flooring, a feature fireplace with an inset wood-burning stove, and a beautiful bay window fitted with plantation shutters. The separate dining room continues the period charm with stripped wooden flooring, an attractive feature fireplace and views over the rear garden. The heart of the home is the impressive extended kitchen/breakfast room, thoughtfully designed with a range of high-quality wall and base units complemented by granite worktops and matching upstands. A traditional ceramic Butler sink with classic mixer tap sits beneath quality finishes, while integrated appliances include a double electric oven, separate ceramic hob and extractor hood. There is ample space for additional appliances, with two Velux windows, inset ceiling spotlights, a contemporary radiator and French doors opening onto the rear garden, creating a bright and sociable living space. Completing the ground floor is a stylishly refitted shower room, fitted with a contemporary white suite comprising a shower cubicle, concealed WC and vanity wash basin with marble worktop and splashback, together with a heated towel rail.

The first floor offers a spacious landing with built-in storage and access to all three bedrooms. There are two generous double bedrooms, both retaining attractive feature fireplaces, alongside a well-proportioned third bedroom. The luxurious family bathroom has been beautifully appointed with a traditional four-piece suite comprising a freestanding claw-foot bath, separate shower cubicle, WC and wash hand basin.

The property retains an abundance of original Victorian features throughout, including stripped wooden internal doors, decorative ceiling roses, elegant cornicing and feature fireplaces, all beautifully blended with high-quality modern finishes to create a truly exceptional home.

Outside

Externally, the property is set back from the road behind an enclosed paved front garden. To the rear, the attractive mature garden has been thoughtfully landscaped to provide a wonderful outdoor space for relaxing and entertaining. A paved terrace extends directly from the kitchen, while a charming pergola draped with established planting leads to a second seating area enclosed by brick walls. The garden also benefits from a timber shed and rear gated access.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Norwich City Council, St. Peters Street, Norwich, NR2 1NH
Council Tax C

Tenure

Freehold

Directions

The property can be found on the Aylsham Road indicated by our For Sale Board.

