



**Cromer Road, Aylsham, Norwich, NR11 6HF**

**welcome to**

**Cromer Road, Aylsham, Norwich**

>>> No Onward Chain <<<

Sought-after Aylsham home with 3 bedrooms, 2 en-suites, flexible living, re-fitted kitchen, conservatory, wet room, gardens, parking and garage.



## Description

Set in one of Aylsham's most sought after locations don't miss this deceptively spacious detached residence. Internally this property offers flexible accommodation to include 3 Bedrooms - 2 with en-suites, various Reception Rooms, re-fitted Kitchen, Conservatory & Wet Room. The property is offered with No Onward Chain and outside has ample off-road driveway parking, well-maintained front & rear gardens and a detached single Garage.

Aylsham is a charming and historic market town situated just north of Norwich, offering a wonderful blend of countryside living and everyday convenience. Known for its attractive Georgian buildings and traditional market square, the town hosts a popular weekly market and a range of independent shops, cafés and local businesses. Aylsham provides excellent local amenities including primary and secondary schooling, medical facilities, supermarkets and leisure facilities, making it particularly appealing to families and professionals alike. The town also offers easy access to the Norfolk Broads and the stunning North Norfolk coastline, while the nearby city of Norwich provides further shopping, dining and transport links, including mainline rail services to London.

Combining strong community spirit with a picturesque setting, Aylsham remains one of North Norfolk's most sought-after market towns.

## Entrance Hall

uPVC front door opens into hall, 2 radiators & BT point.

## Snug

Picture rail, TV point, radiator & front aspect double glazed window.

## Wet Room

Fully tiled suite comprising low level WC, wash basin vanity unit and shower area. Heated towel rail, airing cupboard, spotlights, extractor & double glazed window.

## Kitchen

Re-fitted with a range of wall & base handleless units, work surface over with matching splashback, electric hob, electric oven, microwave oven, integrated dishwasher, space for fridge/freezer and breakfast bar. Radiator, wood effect flooring, tall radiator and door to porch. 3 double glazed windows, 2 side aspect and 1 rear aspect with field views.

## Rear Porch

Wood effect flooring, double glazed window & door to outside.

## Dining Area

Stained glass door opening into with feature fireplace, radiator, double doors to Lounge, double glazed doors to outside patio.

## Lounge

Brick fireplace, wall lights, radiator & double glazed bay window with field views.

## Study

Triple aspect room with 3 double glazed windows, wall & ceiling panelling.

## Family Room

Stairs to first floor, radiator & opens to Conservatory.

## Conservatory

Triple aspect room, double glazed window and uPVC double glazed door to outside.

## Bedroom One

Ground floor room with wood effect flooring, picture rails, radiator and 2 double glazed windows.

## First Floor Landing

Doors to Bedrooms Two & Three.

## Bedroom Two

Radiator & front aspect double glazed window.

## En-Suite

Suite comprising low level WC, wash basin & shower cubicle. Wood effect flooring, spotlights, extractor, heated towel rail, skylight & double glazed window.

## Bedroom Three

Skylight, radiator & front aspect double glazed window.

## En-Suite

Suite comprising low level WC, wash basin & shower cubicle. Heated towel rail, spotlights, skylight and wood effect flooring.

## Outside

The front of the property is approached via a long gravel driveway, leading to a single Garage which has double opening doors and personal door to the side. The majority of the garden is to the front of the property and has a lovely lawned area with well-stocked planted borders and steps lead up to the front door.

The rear has a substantial patio area, backing onto fields and there is a Summer House.



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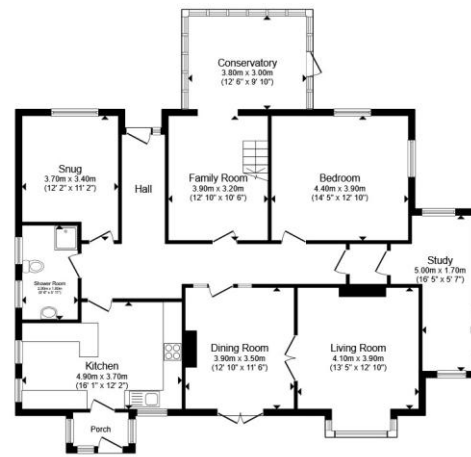
welcome to

## Cromer Road, Aylsham, Norwich

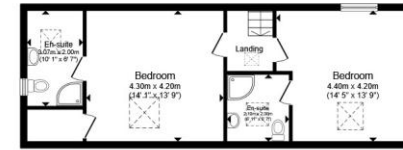
- No Onward Chain
- 3 Bedrooms - 2 with En-Suites
- Various Reception Rooms
- Flexible Accommodation
- Well-Kept Gardens
- Off-Road Driveway Parking & Single Garage
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C

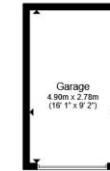
Council Tax Band: E



Ground Floor



First Floor



Garage

£525,000

Total floor area 208.1 m<sup>2</sup> (2,239 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](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS110251 - 0005

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