



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**98 Aylsham Road | | Norwich | NR3 2HZ**

**£325,000**

**\*\*STUNNING BAY FRONTED HALL ENTRANCE SEMI DETACHED HOUSE\*\*** Gilson Bailey are delighted to present this beautifully modernised three-bedroom bay-fronted, hall entrance semi-detached home, ideally positioned in the ever-popular NR3 area of Norwich. Finished to an exceptional standard throughout, this charming property effortlessly blends character with contemporary style, featuring a welcoming entrance hall, an elegant bay-fronted lounge, a separate dining room perfect for entertaining, and a sleek modern fitted kitchen complemented by a utility room, lean-to and ground floor WC. Upstairs, three well-proportioned bedrooms are served by a stunning, high-spec bathroom off the landing. Externally, the home offers a low-maintenance front garden and a generous, well-kept private rear garden—ideal for relaxing or hosting. Further benefits include double glazing, gas central heating with a recently fitted boiler (2023), and high-quality upgrades throughout by the current owners. A truly impressive home suited to a wide range of buyers—early viewing is highly recommended.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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#### Location

Aylsham Road is within walking distance of the City Centre and is situated close by to many local amenities including schooling, popular shops, pubs, restaurants and supermarkets. There is ease of access to Norwich train station, Riverside complex, Mousehold Heath, NDR and the Norwich Ring Road.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, dining room, kitchen and stairs to first floor.

#### Lounge 13'10" x 12'2"

Double glazed bay fronted window, radiator, cast iron fireplace.

#### Dining Room 12'2" x 11'1"

Radiator, French doors.

#### Kitchen 11'5" x 8'0"

Fitted base units with worktops over, butler sink with tap over, fitted hob and oven, space for fridge/freezer, double glazed window.

#### Utility Room 8'0" x 4'2"

Space for washing machine, radiator, door to garden.

#### Lean To 10'5" x 9'3"

Door to garden.

#### WC

Low level WC, hand wash basin, boiler, window.

#### First Floor Landing

Doors to three bedrooms and bathroom.

#### Bedroom One 12'2" x 12'0"

Double glazed window, radiator.

#### Bedroom Two 12'2" x 11'1"

Double glazed window, radiator.

#### Bedroom Three 8'2" x 5'1"

Double glazed window, radiator.

#### Bathroom 9'10" x 8'0"

Roll top bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Outside Front

Low maintenance garden with path to front door.

#### Outside Rear

Lawned garden, patio area, mature plants and shrubs, enclosed by timber fencing with rear gate access.



#### Local Authority

Norwich City Council, Tax Band C.

#### Tenure

Freehold

#### Utilities

Cable broadband.

Mains gas, water and electric.

#### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

