



**Mill Lane, Aylsham, Norwich, NR11 6WA**

**welcome to**

**Mill Lane, Aylsham, Norwich**

Stunning four double bedroom modern Hopkins Homes property, tucked away within a highly desirable development in Aylsham. Offering two en-suites, spacious lounge, open-plan kitchen/breakfast room, dining room and study, plus ample parking, double garage and a well-maintained garden.



## Description

Stunning Four Double Bedroom Modern Home - Tucked Away Position in Aylsham.

Situated in a secluded position within a highly desirable development in the sought-after market town of Aylsham, this exceptional four double bedroom modern Hopkins Homes property offers spacious and beautifully presented accommodation throughout.

Designed with both family living and entertaining in mind, the property features a generous lounge, an impressive open-plan kitchen/breakfast room forming the heart of the home, a separate dining room, and a dedicated study - ideal for home working. Upstairs, all four bedrooms are comfortable doubles, with the principal bedroom and second bedroom benefiting from stylish en-suite facilities, complemented by a well-appointed family bathroom.

Externally, the home continues to impress with ample off-road parking, a detached double garage, and a well-maintained garden offering a private and peaceful outdoor space.

This superb property combines modern design, generous proportions, and an enviable tucked-away location, making it an ideal family home in one of North Norfolk's most desirable market towns.

## Reception Hall

Front door opens into hall with stairs to first floor, understairs cupboard, wood effect flooring, radiator and alarm control panel.

## Lounge

Double aspect room with double glazed window to the front and side aspect, two radiator, TV point and gas fire with surround. Double doors open to the Dining Room.

## Dining Room

Double glazed window to the rear aspect and radiator.

## Kitchen/Breakfast Room

Fitted with a range of wall and base level unit, work surface over with matching upstand, range cooker with stainless steel splashback and matching hood over, Stainless steel sink and drainer unit, space for fridge/freezer, integral dishwasher & breakfast bar. Radiators, double glazed window to the rear aspect, double glazed doors to outside and tiled flooring.

## Utility Room

Fitted with a range of wall and base level unit, work surface over with stainless steel sink and drainer unit, central heating boiler, plumbing for washing machine and door to outside.

## Cloakroom

Suite comprising low level WC & wash hand basin, tiled flooring and radiator.

## Study

Double glazed window to the front aspect and radiator.

## First Floor Landing

Loft access, radiator and doors to Bedrooms & Bathroom.

## Bedroom One

Double aspect room with two double glazed windows one to the front aspect and one to the side, fitted wardrobes and two radiators.

## En-Suite

Fitted with suite comprising bath with shower attachment, shower cubicle, low level WC & wash hand basin, shaver point, extractor fan, tiled flooring and double glazed window.

## Bedroom Two

Double glazed window to the front aspect, fitted wardrobes and radiator.

## En-Suite

Fitted with a shower cubicle, low level WC and wash hand basin, shaver point, double glazed window and extractor fan.

## Bedroom Three

Double glazed window to the rear aspect and radiator.

## Bedroom Four

Double glazed window to the rear aspect and radiator.

## Bathroom

Fitted with suite comprising bath with shower over, low level WC & wash hand basin, tiled flooring, extractor fan, shaver point, double glazed window and radiator.

## Outside

To the front of the property is a gravel driveway providing ample off-road parking leading to a detached double garage with up and over doors, power and lighting. To the rear is a patio area adjoining the home with a generous lawned area and a further patio located in the corner. There is a timber summer house and outside tap.

## Location

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.



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## Mill Lane, Aylsham, Norwich

- Impressive Detached Home
- 4 Double Bedrooms (2 with En-suites)
- Open plan Kitchen/Breakfast Room
- Two Reception Rooms + Study
- Double Garage & Ample Parking
- Well-Kept Gardens
- Tucked Away location
- Superb Condition Throughout

Tenure: Freehold EPC Rating: C

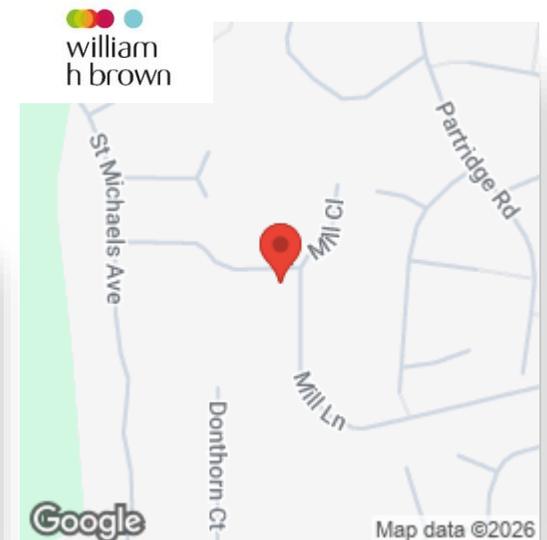
Council Tax Band: E



Total floor area 186.6 m<sup>2</sup> (2,009 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

# £550,000



Please note the marker reflects the postcode not the actual property

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AYS110218 - 0004

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