



## Aylesbury Close, Norwich, NR3

Chain Free Three Bedroom Mid Terrace Home in popular NR3 cul-de-sac!

**GUIDE PRICE £255,000 to £265,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A WELCOMING HOME WITH SURPRISING IMPACT!

Offered with no onward chain, this spacious mid terrace home is tucked away within the desirable north city cul-de-sac of Aylesbury Close and is presented in well maintained order throughout, while also offering an excellent opportunity to put your own personal touch on a home!

The accommodation comprises an inviting entrance hall, a generous living room, and a fitted kitchen to the rear overlooking the garden. The ground floor further benefits from a convenient WC and a large downstairs storage cupboard. Upstairs, three well proportioned bedrooms are arranged off a central landing, alongside a shower room, making this an ideal home for families or first time buyers!



*“the overall plot being south facing, providing excellent natural light throughout the day”*



## Overview

- Three Bedrooms Off Central Landing
- No Onward Chain
- Convenient En-Bloc Garage
- Ground Floor WC & First Floor Shower Room
- South Facing Plot Within Popular NR3 Cul-De-Sac
- Entrance Hall & Spacious Lounge/Diner
- Gas Central Heating & Double Glazing
- Well Maintained With Opportunity To Modernise



## Location

Aylesbury Close sits within Catton Grove in the NR3 area of Norwich, a well established and predominantly residential neighbourhood just to the north of the city centre with good transport links and easy access to local amenities. The wider NR3 district offers a range of everyday conveniences including shops, supermarkets and healthcare facilities, alongside a variety of parks and green spaces that are popular with families and dog walkers alike. There are also several well regarded schools nearby, from primary through to secondary level, making the area appealing for families.

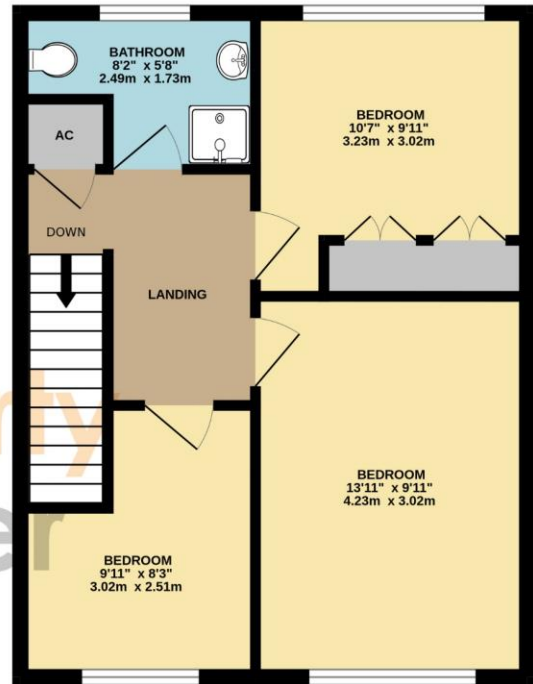


## Outside

Outside, the property benefits from an en-bloc garage as well as on street parking. The home enjoys both front and rear gardens, with the overall plot being south facing, providing excellent natural light throughout the day. The rear garden is fully enclosed, offering a private and secure outdoor space that features a paved patio area and well maintained lawn.

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: C

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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98 Crostwick Lane, Spixworth, NR10 3NQ  
**T 01603 898100**  
propertyladderonline.com

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