



**Proudfoot Way, Aylsham, Norwich, NR11 6WE**



**welcome to**

**Proudfoot Way, Aylsham, Norwich**

A 3 Bedroom, Link-Detached House, with Living Room, Kitchen/Diner & Garden Room. Outside offers a low maintenance rear garden with well-stocked beds & patio and to the front is off-road, driveway parking. Located in the highly sought after market town of Aylsham, with its many amenities.



## Description

Don't miss this extremely well-presented, link-detached modern house, located on the popular Norfolk Homes Development in the market town of Aylsham, which offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

This property enjoys internal accommodation comprising 3 Bedrooms (Main with En-suite), Living Room, Kitchen/Diner & Garden Room. Also benefitting from gas central heating & double glazed windows. Outside you'll find an EV charging point, off-road driveway parking, which leads to a single Garage to the front & the rear has a low maintenance garden with patio area.

Viewing is highly recommended, to appreciate the stunning quality this property has to offer!

## Entrance Hall

Front door opens into hall with stairs to first floor and laminate floor with under floor heating. Doors open to Cloakroom & Living Room.

## Cloakroom

Suite comprising low level WC & wash basin. Tiled floor, with under floor heating & double glazed window.

## Living Room

14' 3" x 10' 11" max (4.34m x 3.33m max)

Gas fire with surround, TV point, wall lights & under stairs cupboard. Under floor heating & front aspect double glazed window. Opens to Kitchen/Diner.

## Kitchen / Diner

14' 1" x 8' 4" (4.29m x 2.54m)

Fitted with a range of wall & base units, work surface over with sink & drainer unit. Double electric oven, gas hob with cooker hood over, plumbing for dishwasher and washing machine & space for fridge/freezer. Tiled floor with under floor heating. Opens to Garden Room.

## Garden Room

11' 2" x 12' 1" (3.40m x 3.68m)

Brick base with uPVC windows & double doors to outside, laminate floor & energy efficient electric wall heater.

## First Floor Landing

Airing cupboard & loft access. Doors to Bedrooms & Bathroom.

## Bedroom One

11' max x 10' 9" (3.35m max x 3.28m)

Double mirror fronted wardrobe, TV & BT points. Radiator & double glazed window.

## En-Suite

Re-fitted suite comprising of low level WC, wash basin & double shower cubicle with power shower. Shaver point, heated towel rail & double glazed window.

## Bedroom Two

13' 10" max x 9' 2" (4.22m max x 2.79m)

TV point, 2 radiators & double aspect from 2 double glazed windows.

## Bedroom Three

8' 8" x 7' 1" (2.64m x 2.16m)

Built-in mirror fronted wardrobe, radiator & double glazed window.

## Bathroom

Suite comprising low level WC, wash basin & bath with shower attachment. Shaver point, radiator & double glazed window.

## Outside

To the front of the property is a brick weave driveway, with parking and leads to single Garage which has an up & over door and personal door to the rear and an EV charging point.

To the rear is low maintenance garden, which has a lawn area with extremely well-stocked beds & patio.



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.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/AYS110163](http://williamhbrown.co.uk/Property/AYS110163)

**welcome to**

## **Proudfoot Way, Aylsham, Norwich**

- Link-Detached House
- 3 Bedrooms - Main with En-suite
- Living Room & Garden Room
- Kitchen/Diner
- Gas Central Heating & Double Glazing Throughout
- Driveway Parking, Garage & EV Charging Point
- Low Maintenance Garden
- Sought After Market Town Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £325,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/AYS110163](https://williamhbrown.co.uk/Property/AYS110163)



Property Ref:  
AYS110163 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01263 735252**



[Aylsham@williamhbrown.co.uk](mailto:Aylsham@williamhbrown.co.uk)



23 Market Place, AYLSHAM, NORWICH,  
Norfolk, NR11 6EL



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**