



Peabody Road, Aylsham, Norwich, NR11 6FE

welcome to

Peabody Road, Aylsham, Norwich

Located in the popular Market Town of Aylsham, on the sought-after Persimmon Homes site, is this well-presented 4 Bedroom House. Offering versatile accommodation throughout with various reception areas, off-road parking and enclosed rear Garden. Call us today, to book your viewing!



Description

Don't miss out on this fantastic well-presented, Detached Family Home, which is located on the sought after Persimmon Homes site in the popular market town of Aylsham.

The property enjoys flexible accommodation downstairs, which includes a Lounge, Dining Room, Kitchen, Utility Room & Cloakroom, while upstairs you'll find 4 good sized Bedrooms (Main with En-Suite) & Family Bathroom. Outside offers a gravel driveway leading to a single Garage & and enclosed rear garden with decking area.

Aylsham is a historic market town located in North Norfolk. Set on the River Bure, it lies about 10 miles north of Norwich and offers a blend of rural charm and rich heritage. The town is known for its Georgian architecture, traditional marketplace, and access to the scenic Bure Valley Railway. Surrounded by countryside and close to the Norfolk Broads and Blickling Hall estate, Aylsham provides a peaceful setting with a strong sense of community, making it a popular base for both residents and visitors. The town offers good schooling options for all years and a range of independent shops, library, restaurants and public houses.

Entrance Hall

Front door opens to entrance hall with stairs leading off & under stairs cupboard. BT point, radiator & doors to remainder of ground floor accommodation.

Cloakroom

Suite comprises of WC & wash basin, tiled splash back and wood effect flooring. Radiator & double glazed window.

Kitchen

11' 8" x 10' 3" (3.56m x 3.12m)

Fitted with a range of wall & base units, work surface over with stainless steel sink & drainer and stainless steel splash back. Electric oven & electric hob with stainless steel cooker hood over, integral fridge/freezer & dishwasher. Marble breakfast bar, wood effect flooring, radiator & rear aspect double glazed window. Door to Utility Room.

Utility Room

6' 1" x 6' 9" (1.85m x 2.06m)

Fitted with wall & base units with work surface over, plumbing for washing machine & houses central heating boiler. Wood effect flooring.

Lounge

11' 9" x 14' 11" (3.58m x 4.55m)

TV point, wood effect flooring, radiator & double doors to outside.

Dining Room

9' 1" x 12' 7" (2.77m x 3.84m)

Wood effect flooring, radiator & double glazed window.

First Floor Landing

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

Bedroom One

11' 1" x 12' 6" (3.38m x 3.81m)

Radiator & double glazed window. Door to En-suite.

En-Suite

Suite comprising of WC, wash basin & shower cubicle. Extractor fan, heated towel rail, vinyl flooring, radiator & double glazed window.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)

Radiator & double glazed window.

Bedroom Three

9' 3" x 13' 6" (2.82m x 4.11m)

Radiator & double glazed window.

Bedroom Four

9' 8" x 7' 5" (2.95m x 2.26m)

Radiator & double glazed window.

Bathroom

Partly tiled suite comprises of WC, wash basin and bath with shower over. Heated towel rail, radiator & double glazed window.

Outside

To the side of the property is a gravel driveway leading to a single garage with up and over door. The rear gardens is laid to lawn with a generous decking area.

Agent's Note

This property has a maintenance charge please, contact the office for more details.



view this property online williamhbrown.co.uk/Property/AYS110073



welcome to

Peabody Road, Aylsham, Norwich

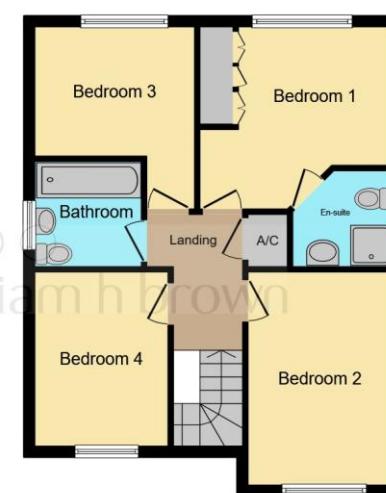
- 4 Bedrooms - Main with En-Suite
- 2 Reception Rooms
- Separate Family Bathroom & Downstairs Cloakroom
- Garage & Parking
- Gardens
- Sought After Location

Tenure: Freehold EPC Rating: C

Council Tax Band: E



Ground Floor



First Floor



Garage

£365,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online williamhbrown.co.uk/Property/AYS110073

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.



Property Ref:
AYS110073 - 0003

 william h brown



01263 735252



Aylsham@williamhbrown.co.uk



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



williamhbrown.co.uk