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1 Hobart Lane, Aylsham, Norfolk, NR11 6FA

This beautifully presented, move-in ready three-bedroom home is ideally situated less than half a mile from the charming and unspoilt market town of Aylsham. The property enjoys excellent access to a wide range of local amenities including supermarkets, independent shops, cafés, restaurants, public houses, schooling for all ages, as well as a veterinary practice, dentist, medical centre, library, and community and leisure facilities.

Set back from the road, the home is approached via a brick-weave driveway providing off-road parking and access to a garage, alongside a low-maintenance front garden. To the rear, a gated entrance leads to a fully enclosed lawn garden with a sun terrace, perfect for alfresco dining and outdoor relaxation.

Inside, the property opens into a welcoming entrance hallway with access to a spacious family lounge featuring double doors that lead out to the rear garden. The hallway also connects to a modern kitchen/dining room, complemented by a separate utility room and cloakroom. Upstairs, the accommodation comprises three bedrooms and a family bathroom, with the principal bedroom benefiting from its own en-suite.

Life at Hobart Lane is further enhanced by easy access to the nearby Marriott's Way and Weavers' Way trails, ideal for walking, cycling, and horse riding. Aylsham is also the northern terminus of the renowned Bure Valley Railway, offering scenic steam journeys to Wroxham, the gateway to the Norfolk Broads. The property is perfectly positioned within a 30-minute drive of the North Norfolk coastline and the historic city of Norwich.



Terraced



House



Modern



2 Bathrooms
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band C

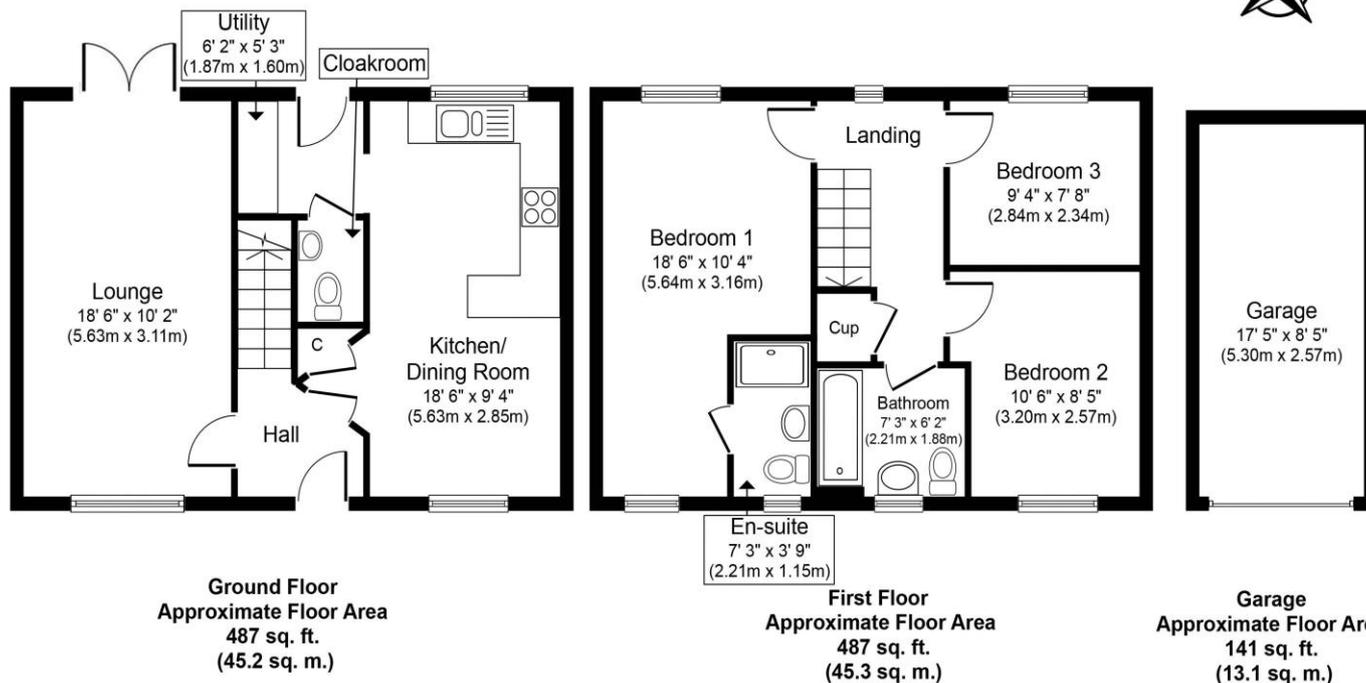


Off-Road
Parking



Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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