



27 Aylesbury Close
Norwich, NR3 3LB

BROWN & CO



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A three bedroom semi-detached house situated in a quiet cul-de-sac within the NR3 area of Norwich, offering well-proportioned accommodation with driveway parking, a garage, a converted former garage providing a versatile office or hobby room, and an enclosed rear garden. The property requires modernisation throughout and is offered as a blank canvas with excellent potential for improvement.

OIEO - £250,000



DESCRIPTION

This three bedroom semi-detached house is positioned within a quiet residential cul-de-sac in the popular NR3 area of Norwich and offers spacious accommodation with flexible living arrangements, along with scope for modernisation and improvement throughout.

The ground floor is arranged with an entrance hall providing stairs to the first floor and access to the principal reception space. The lounge is a well-proportioned room with a front-facing window and the benefit of a large understairs storage cupboard. To the rear of the property is the kitchen, fitted with a range of base units and work surfaces, with a door providing direct access to the rear garden.

A useful downstairs cloakroom is also located on the ground floor.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double with front aspect window, while the second bedroom is also a well-sized double overlooking the rear garden. The third bedroom is a single room, suitable for use as a nursery, study or guest bedroom. The bathroom comprises a bath, WC and wash basin.

Externally, the property benefits from an enclosed rear garden featuring mature shrubs and trees, offering a private and established outdoor space. To the front there is off-road parking.

A key feature of the property is the garage arrangement, with one section having been converted to create a versatile additional room, suitable for use as a home office, gym, studio or hobby space, while a further single garage remains for storage or parking.

The property is dated throughout and would benefit from a programme of modernisation, however it represents an excellent opportunity for buyers seeking a property they can refurbish and personalise to their own specification. It would make an ideal first time purchase or family home.

LOCATION

The property is situated within Aylesbury Close, a quiet cul-de-sac just off Elm Grove Lane in the NR3 area of Norwich. The location provides convenient access to a range of local amenities including shops, schools for all ages, parks and public houses. There are excellent public transport links into Norwich city centre, along with easy access to the Norwich ring road, making it well suited for commuters and families alike.

DIRECTIONS

What3Words: moral.grit.save

SERVICES

We believe that all mains services are connected to the property.

LOCAL AUTHORITY

Norwich City Council. Council tax band C.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

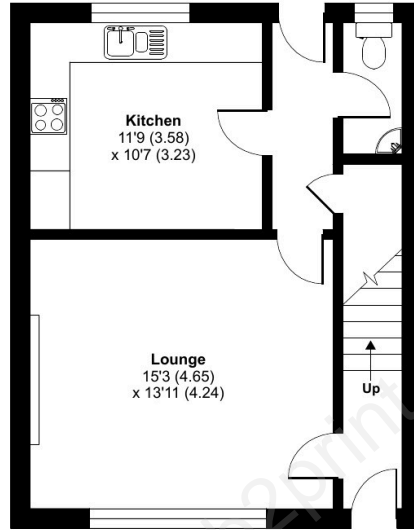
VIEWING: Strictly by prior appointment through the selling agents' Norwich Office. Te: 01603 629871



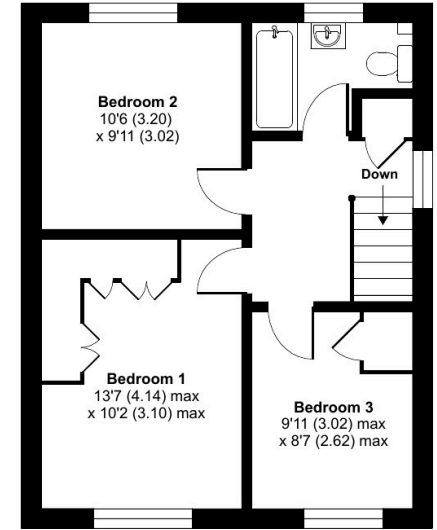
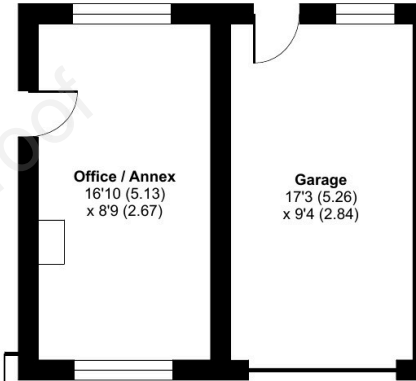
EPC AWAITED.

Aylesbury Close, Norwich, NR3

Approximate Area = 932 sq ft / 86.5 sq m
 Garage = 160 sq ft / 14.8 sq m
 Office / Annex = 150 sq ft / 13.9 sq m
 Total = 1242 sq ft / 115.3 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Brown & Co. REF: 1471660

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