



Pound Lane, Aylsham, Norwich, NR11 6DR

welcome to

Pound Lane, Aylsham, Norwich

Don't miss this real one off! Formerly 2 homes now converted into one large 4 bedroom semi-detached residence this property has it all! The property enjoys 4 receptions areas, updated kitchen to the rear, two driveways and garage with electric door. Outside there are attractive gardens.



Description

This charming and deceptively spacious four-bedroom semi-detached cottage was originally two separate dwellings and has been thoughtfully combined to create a versatile and substantial family home.

The property offers flexible living accommodation throughout, featuring four well-proportioned reception rooms, ideal for a variety of uses such as formal living, dining, home office, or playroom spaces.

To the rear, the home boasts an impressive, recently updated kitchen, enhanced by a skylight that floods the space with natural light, creating a bright and welcoming hub of the home.

Upstairs, there are four bedrooms, providing ample space for growing families or those needing additional guest or workspace accommodation.

Externally, the property continues to impress with two separate driveways, offering generous off-road parking, along with a garage complete with an electric door for added convenience.

The rear garden is well maintained and provides a pleasant outdoor space to relax or entertain, complemented by a useful brick-built outbuilding.

This unique home combines character, space, and practicality, making it an excellent choice for a wide range of buyers.

Main Entrance Hall

Radiator, stairs to first floor, Door to front room & utility room.

Front Room

Double glazed sash style window to the front aspect, radiator, TV point, two fireplace with decorative surround, decorative coving, concertina doors to dining room.

Dining Room

Exposed timbers and brickwork, single glazed windows to side and rear, radiator, hatch.

Utility Room

Step up into utility area with a range of wall and base level units, work surface with tiled splashback, feature cast iron bread oven and stove, door to conservatory.

Conservatory

Brick base with windows overlooking the garden, radiator, wood effect floor.

Kitchen

Fitted with a range of wall and base level units, work surface with tiled splashback, gas hob with stainless steel splashback and hood over, double electric oven, integral dishwasher, tall radiator, spotlights, skylight, double doors to outside, step down to family room.

Family Room

Tiled floor, stairs to first floor, door to wet room, radiator.

Wet Room

Shower area, wash hand basin, low level WC, window.

Lounge

Open fire with decorative surround, TV point, double glazed sash style window to the front aspect, radiator, door to front porch

Porch

Door to outside.

First Floor Landing 1

Decorative coving, radiator, doors to bathroom and bedrooms.

Bedroom 1

Two double glazed wardrobes, double glazed sash style window, radiator, decorative coving.

Bedroom 2

Sash window to the rear, radiator.

Bathroom

Fitted with bath, corner shower, wash hand basin, heated towel rail, double glazed sash style window.

Attic Space

Eaves storage, double glazed window.

First Floor Landing 2

Doors to bedrooms and shower room.

Bedroom 3

Double glazed window to rear, cast iron fireplace with surround.

Bedroom 4

Double glazed window, radiator.

Shower Room

Corner shower cubicle, low level WC, wash hand basin, sash style window, airing cupboard.

Attic Space 2

Skylight and double glazed window.

Outside

To the front of this property is two separate driveways providing off road parking one which leads to a single garage with electric roller door. The rear garden has a patio area, well stocked garden and brick outbuilding.



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welcome to

Pound Lane, Aylsham, Norwich

- Superb Individual Period Residence
- Versatile Accommodation
- 4 Bedrooms & 4 Reception Rooms
- Updated Kitchen, Wet Room + Bathroom & Shower Room
- Two Driveways, Garage with Electric Door
- Well Kept Gardens
- Rarely Available Location

Tenure: Freehold EPC Rating: D
Council Tax Band: E



£475,000

Total floor area 259.3 m² (2,791 sq.ft.) approx

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.propertybox.io



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AYS110153 - 0003

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