



53 Aylsham Road
North Walsham | Norfolk | NR28 0BL

 FINE & COUNTRY

A REAL CHARACTER



“This pretty detached Victorian property is brimming with charm, from the gorgeous bay windows to the original stained glass. Beautifully enhanced by a stylish contemporary kitchen extension, old and new are in perfect harmony here. A south-facing garden dotted with fruit trees adds to the appeal, while the green yet convenient location is the icing on the cake.”



KEY FEATURES

- A Pretty Detached Victorian Property situated on the Edge of North Walsham Town
- Three Bedrooms and Two Bath/Shower Rooms
- Stunning Kitchen/Breakfast Room with Bi-Fold Doors to the Garden
- Open Plan Dining Room, Separate Utility & Ground Floor Shower Room
- Sitting Room with Feature Fireplace and Log Burner
- Study and Garden Room
- Mature, Leafy South Facing Garden with Fruit Trees and Patio
- Garage and Separate Shingled Area for Parking Two Cars
- The Accommodation extends to 1,424sq.ft
- Energy Rating: D

In leafy surroundings on the edge of town, this detached Victorian property offers an enviable lifestyle. You have everything on the doorstep, from country walks on the Weaver's Way to strolls by the canal, with schools, shops, a train station, leisure centre and more in the town. The house is welcoming and full of character, comfortable and charming and would perfectly suit a couple or family wanting the best of town and country alike.

A Home With A History

The house was built in 1870 for a local stone mason as his home. It has the elegant proportions of Victorian homes, with good ceiling height, useable square rooms, large bay windows, attractive fireplaces and more. There are some extra touches that really stand out, including the stained-glass panels either side of the front door, which are in excellent condition. It's thought these were accepted by the stone mason in part payment for a piece of work and subsequently used in his home. The current owner fell in love with the garden when she first came here, and the mature trees within. Out here, you don't feel as though you're in a town but nestled in a secluded country location – more on that later!

Charming And Welcoming

The house perfectly blends the old and the new. The sitting room is packed with character and has a lovely fireplace with a log burner within, as well as a fine bay window and original picture rail. You have an additional reception that could be a ground floor bedroom, a hobby space, a study or a playroom.





KEY FEATURES

The highlight here is the more recent kitchen extension, which is truly stunning. Full of light, bifold doors framing views down the garden, this room incorporates a traditional reception area at one end with the contemporary kitchen at the other. Stylish and practical, it's a truly exceptional room and one you can easily imagine forming the heart of your home. Picture your friends and family gathered at the island for drinks while you cook a feast, or opening the doors and watching your children or grandchildren play in the garden... The ground floor is completed by a shower room, utility room and small garden room, so you have a lovely blend of open areas and more intimate spaces. Upstairs, all three bedrooms are a good size. Again, there's character here and the proportions are excellent. The bathroom is another highlight, pretty with panelling and featuring a walk-in shower and a roll top bath.

Beach, Broads And Beautiful Walks

The owner loves spending time outside and has enhanced the garden by adding more of her favourite trees. A magnificent magnolia offers shade on summer days, while the fruit trees include pear, apple, plum, fig, medlar, quince and even pomegranate. The flow between the house and garden is effortless, and the south-facing patio is well used from spring through to autumn. The Weaver's Way runs close to the house, so you can head out for walks or cycle rides or exercise your dog without having to drive somewhere first. You can also walk to the shops, schools (from nurseries to sixth form), supermarkets, cafes, the leisure centre, library and more. The town has a train station on the Bittern line, taking you up to North Norfolk or into Norwich. There are also excellent bus services. The owner loves visiting the beach and it's true that the east coast is something of a well-kept secret – quieter than its northern neighbour but with some wonderful golden sands, dunes and a large seal colony. You're also close to the Broads, with both Stalham and Wroxham just a short drive from home, so this is a great place from which to enjoy the delights of this popular area.





























INFORMATION



On The Doorstep

North Walsham provides excellent everyday amenities including schooling, independent shops, Lidl, Waitrose and Sainsbury supermarkets, GP practice, dentist, chiropractor, and leisure facilities plus rail links to Norwich and the coast. Saddler's Wood, Bacton Wood and Witton Wood are all within a short driving distance - approx 3 miles. All are popular with dog walkers, whilst just a 7-minute walk takes you to Memorial Park with play areas for children.

How Far Is It To?

With Norwich just 17 miles away, commuting is straightforward with the city boasting an international airport and train station. The city's cultural offerings include three theatres, cinemas, Sainsbury Art Centre, The Norman Castle Museum, great sports facilities, and the wonderful traditional daily market plus two malls for retail shopping. The stunning North Norfolk coast is just 5 miles away, as are the picturesque waterways of the Norfolk Broads, offering endless opportunities for outdoor recreation, whether paddle boarding, canoeing, sailing or motorboat hire.

Directions

Leave Norwich on the B1150 North Walsham Road and continue onto Norwich Road. Follow the B1150 through the villages of Coltishall and Scottow. As you reach North Walsham, turn left onto Millfield Road and then at the roundabout continue straight onto Station Road. Turn right onto Aylsham Road and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

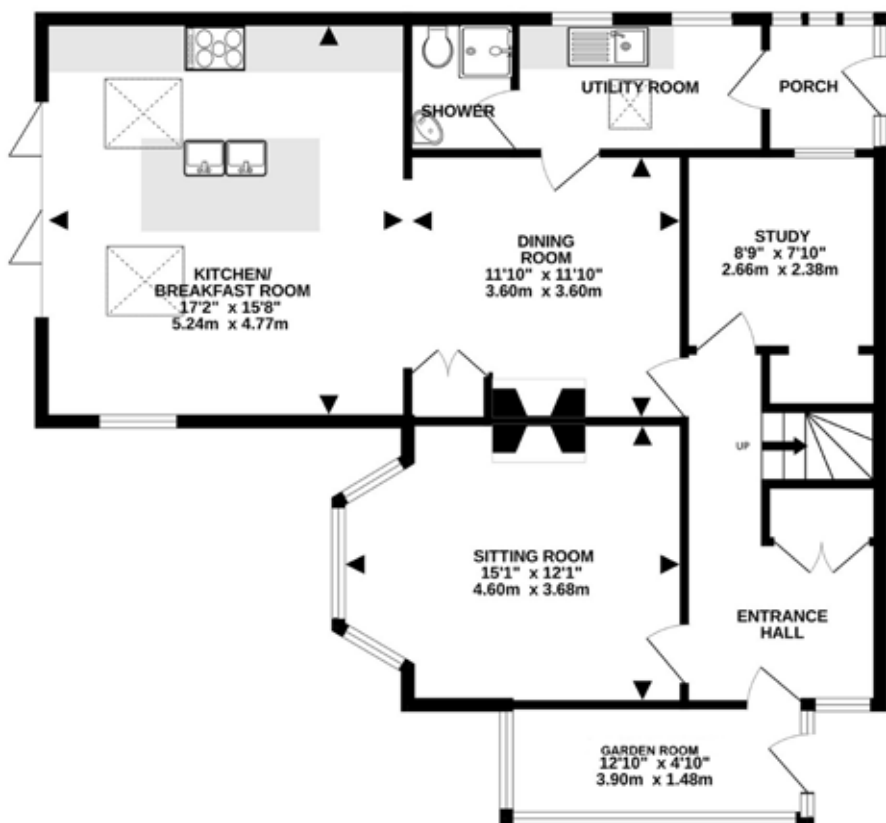
North Norfolk District Council - Council Tax Band C

Freehold

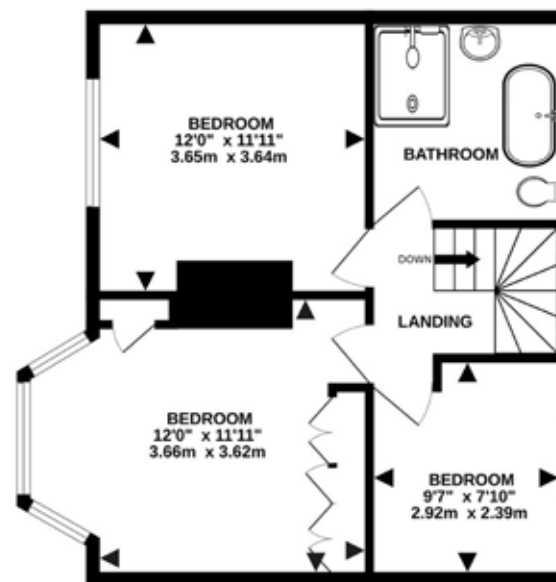
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

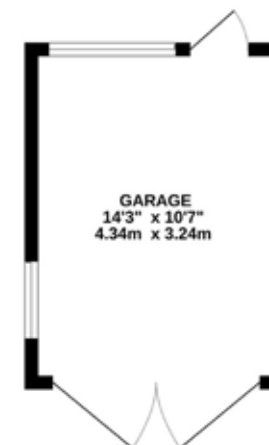
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



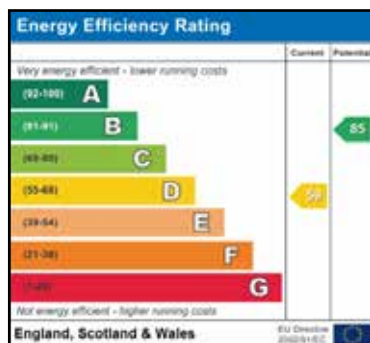
1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



GARAGE
151 sq.ft. (14.0 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1424 sq.ft. (132.3 sq.m.) approx.
TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

