

# propertyladder



## Aylesbury Close, Norwich, NR3

A Chain Free Semi-Detached House In NR3 With Three Bedrooms!

OFFERS IN EXCESS OF **£280,000** FREEHOLD



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# SUN-FILLED HOME WITH FAMILY APPEAL!

Situated within a popular cul-de-sac of NR3, this chain free semi detached home has been well loved and maintained, while offering an ideal opportunity for families looking to put their own stamp on a property!

The accommodation comprises a welcoming entrance hall, a spacious living room, and a kitchen/diner overlooking the garden. The ground floor also benefits from a WC, pantry cupboard, and a generous understairs storage cupboard. Upstairs, three double bedrooms are arranged off the landing and are served by a shower room.



*“ set against a peaceful green backdrop that provides a wonderful sense of privacy ”*



## Overview

- Three Bedrooms Off Landing
- Driveway & Garage
- Ground Floor WC & First Floor Shower Room
- Well Maintained & Sun Filled Gardens
- Entrance Hall & Spacious Living Room
- Kitchen/Diner Overlooking Garden
- Quiet Cul-De-Sac Location Within NR3
- Ideal Family Home With Potential To Modernise





## Location

Aylesbury Close sits within Catton Grove in the NR3 area of Norwich, a well established and predominantly residential neighborhood just to the north of the city centre with good transport links and easy access to local amenities. The wider NR3 district offers a range of everyday conveniences including shops, supermarkets and healthcare facilities, alongside a variety of parks and green spaces that are popular with families and dog walkers alike. There are also several well regarded schools nearby, from primary through to secondary level, making the area appealing for families.

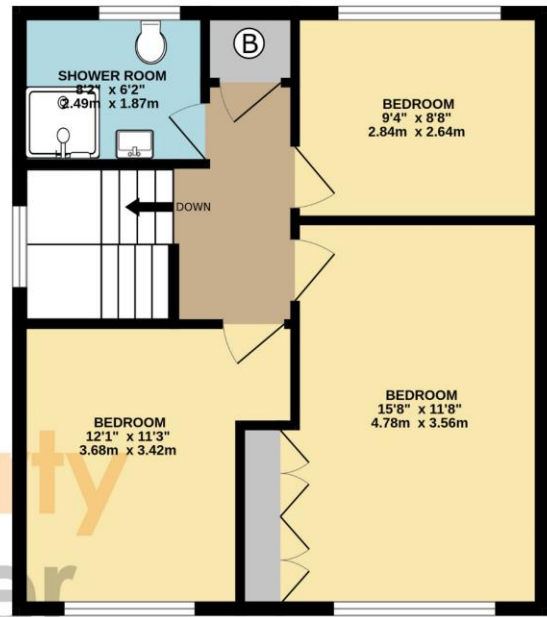
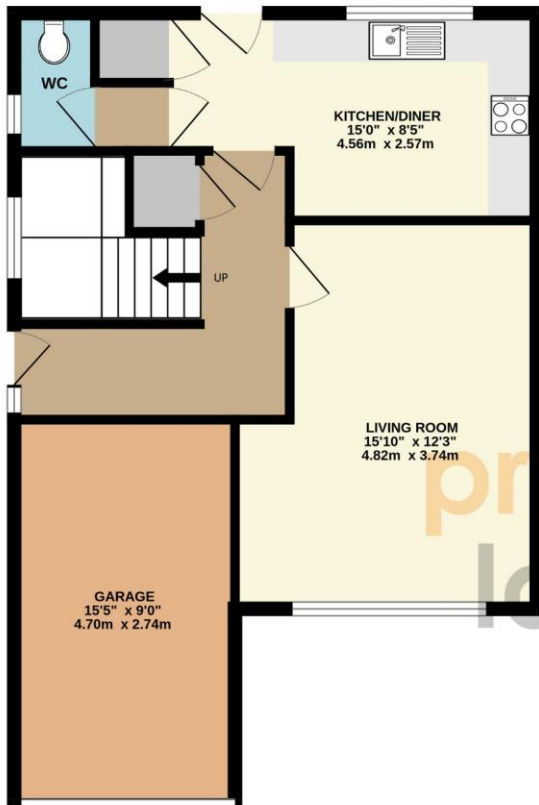


## Outside

The home benefits from a private driveway providing off road parking, along with a garage offering additional parking or useful storage space. To the front and rear are gardens that enjoy sunshine throughout the day, set against a peaceful green backdrop that provides a wonderful sense of privacy. The rear garden features a generous patio area, ideal for outdoor dining and entertaining, alongside a well-maintained lawn.

GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.  
Made with Metrop

FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

EPC ORDERED

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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**GOLD WINNER**  
ESTATE AGENT IN NORWICH (NR10-16)

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