

propertyladder



Jenny Lind Close, Aylsham, NR11 6GN

A Four Bedroom Detached Family Home!

GUIDE PRICE £450,000 - £460,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

STUNNING HOME IN AYLSHAM AWAITS!

This meticulously designed home offers a generous floorplan of approximately 1,482 sq. ft. (Plus Garage), providing the ideal space for family living and entertaining. The ground floor welcomes you with an inviting entrance hall that flows seamlessly into the spacious sitting room, complete with an elegant bay window. The heart of the home is the expansive kitchen/dining room, perfect for hosting gatherings, with convenient access to a separate utility room. A versatile bedroom/study and a guest WC complete the ground floor, offering incredible flexibility. Upstairs, the first floor features a luxurious master bedroom with an ensuite bathroom and built-in wardrobe. Three additional double bedrooms, all thoughtfully designed with ample storage, share a stylish family bathroom. Every detail has been considered to create a comfortable, functional, and elegant living space.



“expansive
kitchen/dining
room, perfect for
hosting gatherings”



Overview

- LIGHT & AIRY KITCHEN DINER WITH SEPARATE UTILITY ROOM
- GENEROUS SITTING ROOM WITH BAY WINDOW AND PATIO DOORS TO GARDEN
- FOUR DOUBLE BEDROOMS PLUS FIFTH BEDROOM/HOME OFFICE
- FAMILY BATHROOM, EN-SUITE TO MASTER AND DOWNSTAIRS WC
- SINGLE GARAGE PLUS DRIVEWAY WITH CAR CHARGER



Location

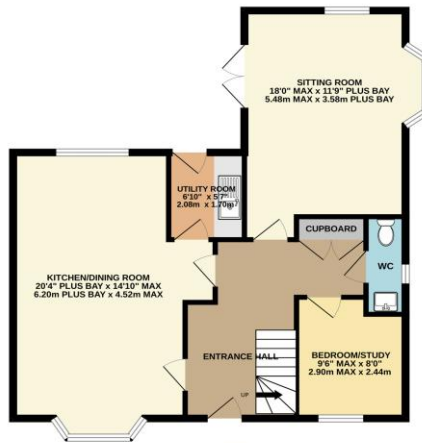
Aylsham in Norfolk is a historic, National Trust market town with a friendly community, scenic countryside, and excellent amenities. It boasts well-regarded schools, good healthcare, convenient transport links, and a variety of shops and services. The town offers many delightful restaurants, cafés and delicatessens. Aylsham combines historic charm with modern living, making it a wonderful place to call home.



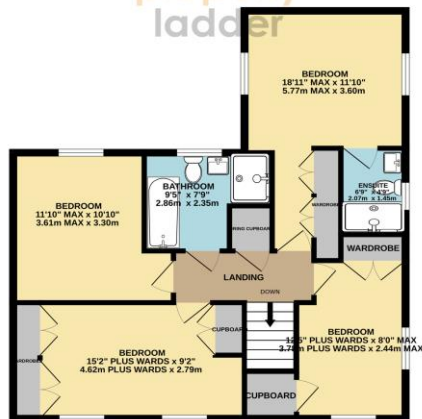
Outside

Beyond the interior, the property benefits from a driveway with garage, complete with EV charger.

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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 as to their operability or efficiency can be given.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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