

propertyladder



Sir Williams Close, Aylsham, NR11

A Detached Three Bedroom Bungalow Within A Small Cul-De-Sac!

GUIDE PRICE £315,000 to £325,000 **FREEHOLD**



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

AYLSHAM CHARM WITH INVITING EASE!

Situated within a quiet and desirable cul-de-sac in the popular market town of Aylsham, this chain free detached bungalow offers an excellent opportunity for further improvement and extension (subject to the necessary planning permissions). Occupying a generous plot, the accommodation comprises an entrance porch leading into a welcoming entrance hall, three well proportioned bedrooms positioned to the front of the property, a family bathroom, fitted kitchen, and a spacious living room. To the rear, a large conservatory provides additional living space and enjoys pleasant views over the garden, making it an ideal home for those seeking a bungalow with significant potential in a sought after location!



“ offers an excellent opportunity for further improvement and extension ”



Overview

- Three Bedrooms
- No Onward Chain
- Driveway & Garage
- Excellent Position Within Small Cul-De-Sac
- Large Living Room & Conservatory
- Generous Rear Garden
- Versatile Outbuilding With Power, Electrics & Water Supply
- Opportunity To Further Improve & Extend (STPP)





Location

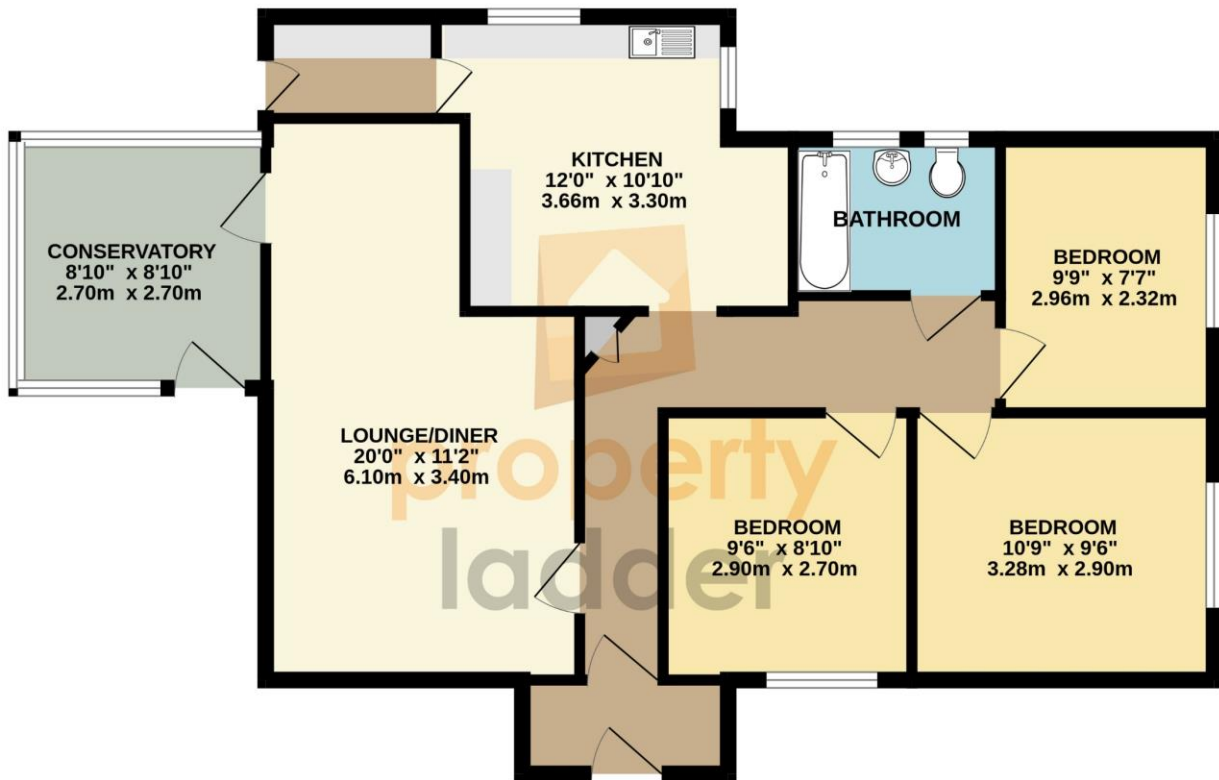
Aylsham is a well regarded and historic market town offering a wide range of local amenities and a strong sense of community. The town centre provides an excellent selection of independent shops, cafés, pubs and restaurants, along with a supermarket, doctors' surgery, dental practices and a popular weekly market. Well served by reputable primary and secondary schools, Aylsham is an ideal location for families, while its proximity to the Norfolk Broads and surrounding countryside makes it attractive to those who enjoy outdoor pursuits. The town also benefits from good transport links to Norwich and the North Norfolk coast, combining convenient everyday living with a charming semi rural setting.



Outside

The property benefits from a large brickweave driveway providing ample off road parking, complemented by a detached garage offering further parking or useful storage space. To the rear, the garden is fully enclosed and enjoys a good degree of privacy, being reasonably non overlooked. A substantial outbuilding with power, lighting and water supply presents an excellent opportunity for a variety of uses, including a home office, studio or additional outside reception room, ideal for those seeking flexible working or leisure space!

GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.4 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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