



## ALEXANDRA ROAD AYLSHAM, NR11 6FX

£545,000  
FREEHOLD

This impressive four bedroom detached house in the Alexandra Road, Aylsham, offers a fantastic blend of spacious open living and cosy and warm rooms. With four double bedrooms, two of which have ensembles, there is plenty of space for the whole family and guests alike. A further two rooms downstairs (the office and snug) could quite easily be changed into bedrooms also potentially making six bedrooms.

A double garage with an expertly converted 'Dog Room' to the rear and a brick paved driveway provides parking for up to five cars. This convenience adds to the overall appeal, making it an ideal choice for families or those who enjoy hosting visitors.

With its spacious layout and prime location, this house on Alexandra Road presents a wonderful opportunity for anyone seeking a comfortable and stylish home in Aylsham. A great family home, this one has to be seen to be fully appreciated.

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# ALEXANDRA ROAD

- A stunning Four Bedroom Family Home
- Close to Aylsham's schools and sports hub
- Two Ensuites
- Multiple green areas and play areas on the development
- Dog Room with Dog Flap
- Large open Kitchen/Dining Area
- Double Garage and driveway
- Parking for up to Five Cars
- A cosy yet spacious living room
- Walk in wardrobe/dressing room



## Aylsham

Aylsham is a traditional market town with historic buildings, a traditional market square with regular markets, a Jacobean hall, shops, pubs and tea-rooms along multiple quaint streets.

Aylsham also boasts the beautiful Weavers Way a 61 mile trail, a great off-road route for walking, cycling and horse riding. Linking Cromer to the east Norfolk coast at Great Yarmouth. The town also has a Dentist, a doctors surgery, schools right through from nursery to High School. Great transport links to the city of Norwich and the North Norfolk coastal towns and villages make Aylsham an exciting proposition for families and couples alike.

Less than two miles from the town centre is the beautiful Blickling Hall. Blickling Hall is a stunning Jacobean house, with breathtaking gardens, and was home to the Boleyn family from 1499-1505. Its beautiful picturesque gardens and vast spectacular lake make for the perfect family walk.

## Overview

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A double garage with an expertly converted 'Dog Room' to the rear and a brick paved driveway provides parking for up to five cars. This convenience adds to the overall appeal, making it an ideal choice for families or those who enjoy hosting visitors.

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seeking a comfortable and stylish home in Aylsham. A great family home, this one has to be seen to be fully appreciated.

## Entrance Hallway

Enter from a sheltered entrance area into the hallway. Double glazed window to the front aspect, wall mounted radiator, wood effect flooring, telephone point, ceiling mounted lighting, stairs leading to the first floor, and doors to the Living Room, Kitchen/Dining Area, Office, Snug, WC and under stairs storage cupboard.

## Living Room

Double glazed window to side aspect, French doors to rear aspect, wall mounted radiators, electric wood burner effect fire, ceiling mounted lighting, carpeted floor and painted picture rail.

## Kitchen/Dining Area/Family Room

Wall and floor units with eye level AEG double oven, integrated fridge freezer, integrated dishwasher, granite overlay worktop with white sink and drainer, mixer tap, AEG integrated hob with extractor over, glass splashback immediately behind and tiled splashback behind remainder of worktop, wood effect flooring, wall mounted radiators, double glazed window to rear aspect, small hallway leads to doors to Utility Room and second reception room.

The dining area/family room leads onto a glass protrusion/orangery with double glazed windows to the rear and both side aspects as well as french doors leading out to the rear garden, perfect for relaxing in the summer sun with the doors open or being able to sit inside in the winter and look over the garden in the warmth of your home.

## Utility Room

Frosted glass and panelled door to side aspect/driveway, wall units and floor units, granite overlay worktop housing stainless steel sink and drainer with mixer tap, boiler housed



in cupboard, wood effect flooring, space and plumbing for washing machine, space for tumble dryer (although currently housing a second washing machine), coat hooks and painted picture rail.

### WC

Obscured double glazed window to front aspect, wall mounted radiator, basin and pedestal with mixer tap, close coupled dual flush WC and wood effect flooring.

### Office/Bedroom Five

Double glazed window to front aspect, wall mounted radiator, ceiling mounted lighting and wood effect flooring.

### Second Reception Room/Snug/Bedroom Six

Double glazed bay window to front aspect, wall mounted radiator, ceiling mounted lighting, painted picture rail, door to kitchen and wood effect flooring.

### Bedroom One

Double glazed window to front aspect and second window to side aspect, wall mounted radiator, carpeted floor and opening leading to walk-in wardrobe/dressing room.

### Walk-in Wardrobe/Dressing Room

Leading from Bedroom One, mirrored door wardrobes to the right and double door white to the left, wall mounted radiator, double glazed window to rear aspect and door to Ensuite One.

### Ensuite One

Obscured window to rear aspect, wood effect flooring, shower with sliding door access, double ended bath with mixer tap, pedestal basin with mixer tap, close coupled WC, wall mounted heated towel rail, tiled splashbacks, wall mounted mirror and shaver socket.

### Bedroom Two

Double glazed windows to the rear aspect, carpeted floor, wall mounted radiator, built in wardrobes, ceiling mounted light and door to Ensuite Two.

### Ensuite Two

Obscured window to the side aspect, wood effect flooring, shower with sliding door access, pedestal basin with mixer tap, close coupled WC, wall mounted heated towel rail, tiled splashbacks and wall mounted mirror cabinet.

### Bedroom Three

Double glazed window to front aspect, wall mounted radiator, carpeted floor and ceiling mounted lighting.

### Bedroom Four

Double glazed window to front aspect, wall mounted radiator, carpeted floor and ceiling mounted lighting.

### Family Bathroom

Obscured window to rear aspect, wood effect flooring, shower with sliding door access, double ended bath with mixer tap, pedestal basin with mixer tap, close coupled WC, wall mounted heated towel rail and tiled splashbacks.

### Garage & Dog Room

Double garage with two up and over manual doors, concrete floor and door to the Dog Room.

The dog room has been expertly fitted out with wall and floor cupboards to store food etc, tile effect flooring, power and lighting, space for the dog beds and a dog flap installed into the door to the rear garden.

### Outside

The garden area at the front of the property has a metal gate and hedged boundaries, to the left of the house is a small grassed areas with raised beds, the current owners use this for growing vegetables etc but this could easily be used for further flowers and shrubs. To the right of the house is a paved driveway in front of the double garage.

The rear garden is fully enclosed and perfect for families with pets. There is a large paved area ideal for entertaining with some nice flower beds with flowers/shrubs all year round.

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Floor 1

Approximate total area<sup>(1)</sup>

191.2 m<sup>2</sup>  
2061 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	