

FREEHOLD



House - Detached (EPC Rating:)

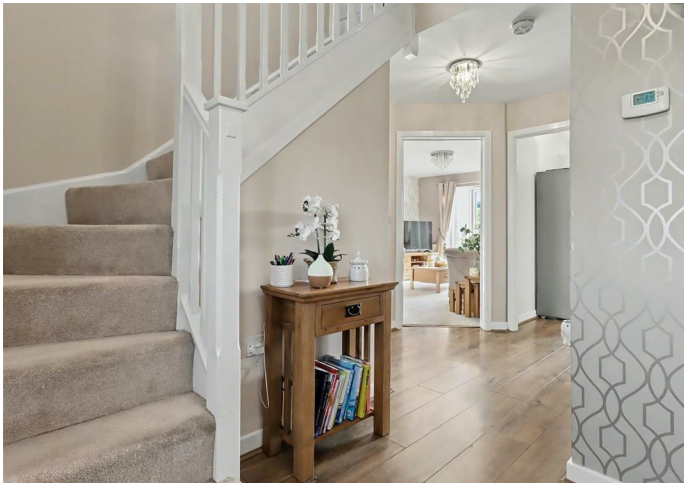
14 WOODGATE WAY NORWICH NR11 6FJ

Guide price

£350,000 -
£375,000

FEATURES

- Detached three-bedroom home
- Beautifully presented throughout
- Ground-floor WC
- Contemporary kitchen/breakfast room
- Separate utility room
- Primary bedroom suite
- Private drive for three cars
- Garage
- Private rear garden with studio
- Popular North Norfolk town



Ben Allman
Estate & Letting Agents

3 Bedroom House - Detached located in Norwich

Guide Price: £350,000 - £375,000. A beautifully presented detached three-bedroom home, thoughtfully arranged over two floors and combining contemporary style with comfortable, practical living.

From the outset, the property has a welcoming feel, with its attractive red-brick exterior and neatly landscaped frontage. Inside, the entrance hall leads through to well-proportioned reception spaces, including a spacious sitting room with doors opening onto the garden, a separate dining room and a stylish kitchen/breakfast room. The kitchen is fitted with contemporary cabinetry, integrated appliances and a breakfast bar, while a separate utility room and cloakroom provide useful additional space.

The first floor offers three bedrooms, with the primary bedroom providing a particularly impressive retreat. Alongside generous proportions and fitted wardrobes, the room features a freestanding bath, creating a distinctive and relaxing focal point. A separate en-suite shower room completes the principal suite. Two further bedrooms are complemented by a well-appointed family bathroom.

The rear garden is a real feature of the property, offering a private and well-established setting with lawn, mature planting and attractive borders. A substantial garden studio provides valuable additional accommodation and could be used as a home office, gym, studio or simply a peaceful space away from the main house.

The garden is designed for enjoyment, with a generous decked terrace and further seating area, providing plenty of opportunity for outdoor dining, entertaining or simply making the most of the surrounding garden.

With its well-considered layout, attractive interiors and excellent garden accommodation, Woodgate Way offers a stylish yet comfortable home with plenty of flexibility for modern living.

ENTRANCE HALL

A welcoming entrance hall with a smart and contemporary finish, providing access to the principal living accommodation and stairs rising to the first floor. The space benefits from attractive flooring and light, neutral décor, creating an inviting first impression. A convenient ground-floor WC and useful storage cupboard are also located off the entrance hall, providing additional practicality.

SITTING ROOM

11'7" x 14'8"

A spacious and beautifully presented sitting room offering a comfortable and versatile principal reception space. The generous proportions provide ample room for a range of furniture, while the neutral décor creates a calm and contemporary setting. Glazed doors open directly onto the rear garden, bringing an abundance of natural light into the room and creating an easy connection with the outside space. This is an ideal room for relaxing, entertaining or enjoying views across the garden.

DINING ROOM

9'1" x 13'1"

A separate dining room offering a more formal space for entertaining and family dining. Well proportioned and naturally bright, the room has plenty of space for a substantial dining table and additional furniture. Its position within the ground-floor layout makes it particularly convenient for entertaining, whilst the understated décor allows the room to be styled to suit individual tastes.

KITCHEN

10'2" x 11'6"

A stylish and well-designed kitchen/breakfast room forming a sociable hub at the heart of the home. The contemporary fitted cabinetry provides excellent storage, complemented by generous work surfaces and integrated appliances. A central breakfast bar creates an informal place for morning coffee or casual meals, whilst there is ample room for additional dining or seating. The layout works equally well for everyday family life and entertaining, with a bright and contemporary finish throughout.

UTILITY ROOM

A useful separate utility room providing valuable additional household space away from the main kitchen. With room for laundry appliances, storage and everyday essentials, it helps to keep the principal living areas uncluttered. Its practical position makes it particularly suited to busy family life.

WC

A conveniently positioned ground-floor WC, accessed from the entrance hall and finished in keeping with the contemporary style of the property. A useful addition for both residents and guests.

PRIMARY BEDROOM

14'0" x 9'0"

A generous and beautifully presented primary bedroom offering a relaxing private retreat. The room has excellent proportions for a substantial bed and accompanying furniture, whilst the neutral styling creates a calm and sophisticated atmosphere. A freestanding bath positioned within the bedroom provides a distinctive focal point and adds a touch of boutique-hotel style. The room also benefits from a dedicated dressing area with fitted wardrobes, providing excellent storage, together with access to the private en-suite shower room.

EN-SUITE

A contemporary en-suite shower room serving the principal bedroom, providing a stylish and convenient private facility. Finished with modern sanitaryware and attractive detailing, the room complements the principal bedroom and adds to the sense of a well-considered suite.

BEDROOM TWO

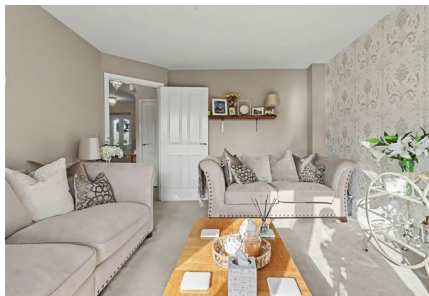
9'1" x 13'3"

A well-proportioned second bedroom with generous floor space for a double bed, wardrobes and additional bedroom furniture. Light and versatile, the room would make an excellent guest bedroom or comfortable bedroom for a family member, with its neutral presentation providing a blank canvas for personalisation.

BEDROOM THREE

8'3" x 10'11"

A versatile third bedroom offering flexibility according to the needs of the household. The room can accommodate bedroom furniture and would work equally well as a child's bedroom, guest room, dressing room or dedicated home office. Its adaptable nature makes it a valuable addition to the overall accommodation.





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BATHROOM

A well-appointed family bathroom serving the two additional bedrooms. The room provides a comfortable and practical space for everyday use, with a clean and contemporary finish and ample room to move around. Its neutral styling complements the wider presentation of the property.

REAR GARDEN

The rear garden provides an attractive extension to the home, with a generous lawn, established borders and mature planting creating a pleasant sense of privacy. A decked terrace and further seating area offer ideal spaces for outdoor dining and relaxation.

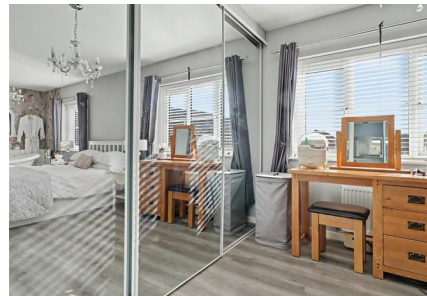
The property also benefits from private parking and a garage, providing secure parking and useful additional storage.

At the end of the garden is a substantial detached garden studio, offering a versatile additional space ideal for a home office, gym, hobby room or private retreat. Together, the garden, studio and parking facilities provide a practical and appealing combination for modern living.

LOCATION

Aylsham is a popular North Norfolk market town offering a good selection of shops, cafés, restaurants, supermarkets and everyday amenities. Surrounded by beautiful countryside, it also provides plenty of opportunities for walking and cycling.

The property is well placed for access to Norwich and the North Norfolk coast, with coastal destinations including Cromer and Sheringham within easy reach. Combining town convenience with attractive countryside surroundings, Aylsham is an appealing location for modern family living.



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01603 555577

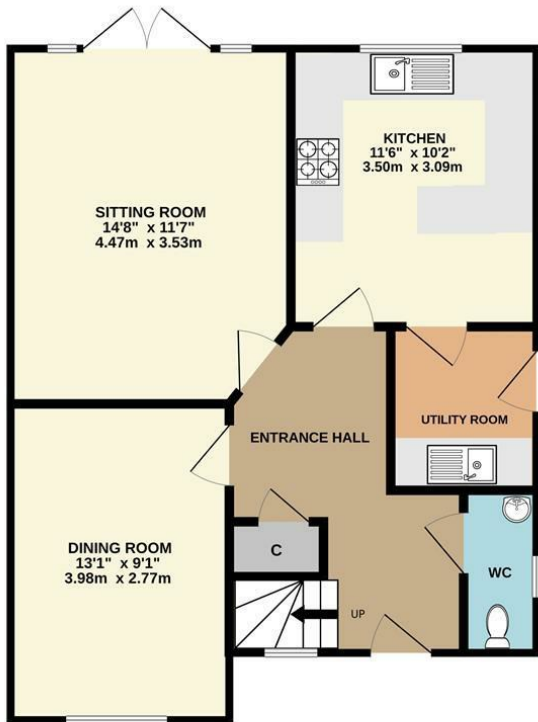
enquiries@baela.co.uk

<https://www.baela.co.uk>

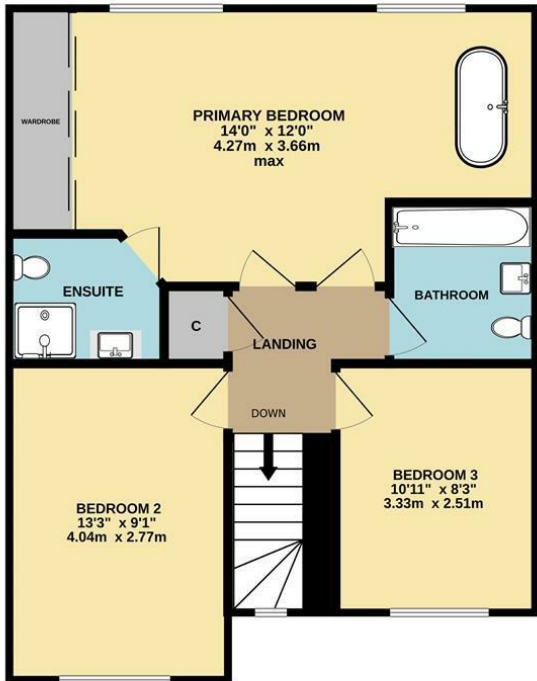
Council Tax Band

E

GROUND FLOOR



1ST FLOOR



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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