House - Mid Terrace (EPC Rating: C)

AYLSHAM ROAD NORWICH NR3 2HZ

Offers in excess of

£200,000

FEATURES

- Victorian Mid-Terrace Home
- Contemporary Fitted Kitchen
- Elegant Family Bathroom
- Rear Courtyard Garden
- Sought-After City Location
- Spacious Double Bedrooms
- Generous Reception Rooms
- Ground Floor WC
- Private Driveway
- EPC Rating C

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Ben Allman
Estate & Letting Agents

2 Bedroom House - Mid Terrace located in Norwich

Guide Price: £200,000 - £210,000. A beautifully presented and deceptively spacious two double bedroom Victorian mid-terrace home, blending period charm with contemporary style. Ideally located close to the city centre, excellent local amenities, cafés and transport links, this impressive home offers versatile living space, private driveway parking and a delightful rear courtyard garden.

Designed for both comfort and entertaining, the ground floor begins with a beautifully presented lounge featuring a charming fireplace, elegant décor and excellent natural light. The spacious dining room provides an ideal setting for family life and entertaining, flowing into the contemporary galley kitchen with sleek white cabinetry, generous worktop space, an integrated double oven, hob with extractor and views over the rear garden. A practical ground floor cloakroom completes the accommodation.

Upstairs are two generous double bedrooms. The primary bedroom offers a peaceful retreat with high ceilings and plenty of natural light, while the second bedroom is a beautifully presented and versatile space, ideal as a guest bedroom, home office or nursery. Completing the first floor is an elegant family bathroom, finished with quality fittings and designed to provide a stylish and relaxing space for everyday living

Outside, the private rear courtyard provides a low-maintenance space for alfresco dining, entertaining or relaxing amongst mature planting. To the front, the attractive red-brick façade is set back behind a private driveway, providing the valuable benefit of off-road parking.

Finished to an exceptional standard throughout, this move-in-ready home perfectly balances character and modern living, offering far more space than first meets the eye. Early viewing is highly recommended.

ENTRANCE HALL

Entering through the front door, you are immediately welcomed into a home that perfectly balances Victorian character with contemporary styling. The inviting entrance opens directly into the principal reception room, setting the tone for the beautifully presented accommodation beyond.

SITTING ROOM

12'0" x 12'0"

Beautifully presented and bathed in natural light, the living room offers an elegant yet welcoming setting for everyday living. A charming feature fireplace provides a striking focal point, perfectly complemented by a dedicated media wall, creating a stylish blend of character and contemporary design. Finished in sophisticated modern tones with quality wood-effect flooring, the room offers generous proportions for comfortable seating, making it an ideal space to relax or entertain.

DINING ROOM

11'11" x 9'11"

Positioned at the heart of the home, the spacious dining room is ideal for modern family living and entertaining. Offering generous proportions, it comfortably accommodates a large dining table whilst retaining an open and sociable atmosphere. Contemporary décor, feature artwork and soft neutral finishes create a stylish yet welcoming setting. The room also benefits from useful under-stairs storage, access to the first-floor accommodation and a pleasant outlook towards the rear garden, making it a versatile space suitable for both formal dining and everyday family life.

KITCHEN

7'0" x 8'6"

The contemporary galley-style kitchen has been thoughtfully designed to maximise both style and functionality. A range of modern white base and wall units are complemented by timber-effect worktops and attractive brass-effect fittings, creating a timeless finish. Integrated appliances include a double oven, four-ring hob with extractor above, while generous worktop preparation space and ample storage make the kitchen highly practical. The sink enjoys views across the rear courtyard, allowing natural light to flood the room and creating a bright, airy environment for cooking and entertaining.

WC

Accessed directly from the kitchen, the spacious cloakroom offers excellent practicality, featuring a WC, wash hand basin and housing the property's boiler.

PRIMARY BEDROOM

11'11" x 10'0"

Occupying a generous footprint, the primary bedroom offers a calm and relaxing retreat. High ceilings and a large rear-facing window create a wonderfully light and airy atmosphere, while neutral décor provides a blank canvas for any interior style. There is ample space for a king-size bed, wardrobes and additional furniture, with a useful storage cupboard positioned above the stairs and loft access completing this impressive room.

BEDROOM TWO

12'0" x 11'11"

A beautifully presented and versatile double bedroom positioned to the front of the property. Generous proportions allow space for a double bed alongside freestanding furniture, while the room easily adapts to suit a range of lifestyles, whether used as a guest bedroom, home office, nursery or creative workspace. Stylish décor and excellent natural light combine to create a bright and welcoming environment.

BATHROOM

Beautifully blending timeless style with modern comfort, the spacious family bathroom provides a luxurious and relaxing retreat. Quality sanitaryware, elegant finishes and generous proportions create a calm, inviting space that's perfect for unwinding at the end of the day.

GARDEN

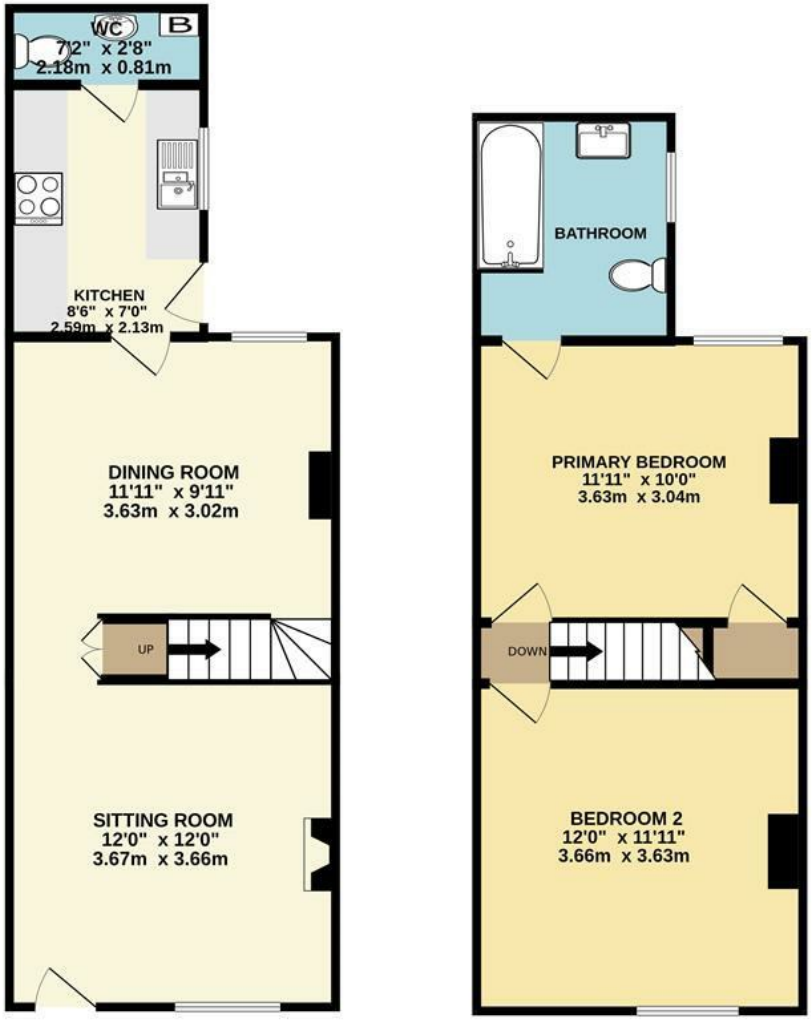
Designed for low-maintenance enjoyment, the private rear courtyard provides a peaceful outdoor retreat. Paved seating areas offer the perfect setting for alfresco dining, summer entertaining or simply relaxing with family and friends. Mature planting, colourful pots and established borders introduce greenery throughout the space, while the enclosed setting offers a good degree of privacy.

LOCATION

Perfectly positioned within easy reach of the city centre, this superb home enjoys the best of both convenience and lifestyle. A wide range of independent cafés, restaurants, supermarkets and everyday amenities are all close by, while excellent transport links provide easy access for commuters. Nearby parks and green spaces offer opportunities for leisurely walks and outdoor recreation, with well-regarded schools and local services also within easy reach. Combining the character of a traditional residential setting with the convenience of city living, this sought-after location is perfectly suited to professionals, couples and families alike.

GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.2 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 as to their operability or efficiency can be given.
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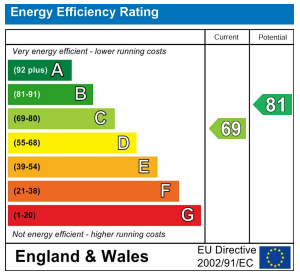

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

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