

## 8 Mileham Drive, Aylsham - NR11 6WD

£345,000 Freehold

Located in a well-regarded residential area in Aylsham, a historic market town with a strong community feel, this well-presented three-bedroom detached bungalow offers an ideal arrangement of space and practicality. The area is known for its peaceful atmosphere and is a desirable place to live, offering a quiet and comfortable lifestyle. The home features an all-on-one-level layout with three double bedrooms, including a master with an ensuite, two reception rooms, and a conservatory. Solar panels enhance energy efficiency, and the property also includes off-road parking with a private driveway and garage. A private enclosed rear garden adds to the appeal, and the property is ideally located near local schools, medical facilities, and offers excellent transport links.



## Location

Mileham Drive is a well-regarded residential area in Aylsham, a historic market town known for its charm and community feel. The town offers a range of amenities, including independent shops, supermarkets, cafes, and restaurants, along with well-regarded schools and medical facilities. Aylsham has excellent transport links, with easy access to the A140 for routes to Norwich and the North Norfolk coast. The nearby Bure Valley Railway and National Trust's Blickling Estate provide scenic walks and leisure opportunities. The town also hosts regular markets and community events, adding to its welcoming atmosphere.

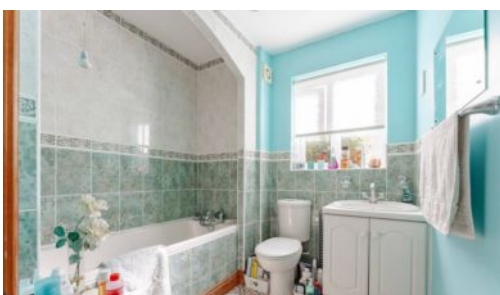


## Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Gas Central heating

Council Tax Band- D





## Mileham Drive, Aylsham

Upon entering through the hallway, you are greeted by a convenient storage cupboard, setting the tone for the functionality and practicality this home offers. The inviting lounge exudes warmth with a feature fireplace, while the adjacent dining room provides an ideal setting for entertaining family and friends.

From the dining room, French doors lead into the bright and airy conservatory, which has another set of French doors opening out to the garden, perfect for enjoying the outdoors.

The kitchen is a culinary haven, complete with ample cupboards and counter space, tiled floors, and modern appliances. A separate utility room adds further convenience, featuring cupboard space and plumbing for a washing machine, as well as an external door for easy access.

The property hosts three double bedrooms, all equipped with built-in wardrobes for ample storage. The master bedroom boasts the added benefit of an en-suite bathroom with a shower, offering a private space for relaxation.

The family bathroom is well-appointed with a bath, tiled walls, and a shower attachment, providing convenience and style.

With the added advantage of solar panels contributing to energy efficiency, and double glazing throughout ensuring warmth and comfort, this home offers a sustainable and cost-effective living solution.

Outside, the property boasts a private enclosed rear garden, providing a great space for outdoor enjoyment and relaxation. It includes a private, paved seating area, perfect for entertaining guests, dining outdoors, or simply unwinding in comfort.

Parking is made simple with off-road parking provided by a private driveway and garage.



# Ground Floor 1384 sq.ft. (128.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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