



6 Hobart Lane, Aylsham

Norwich



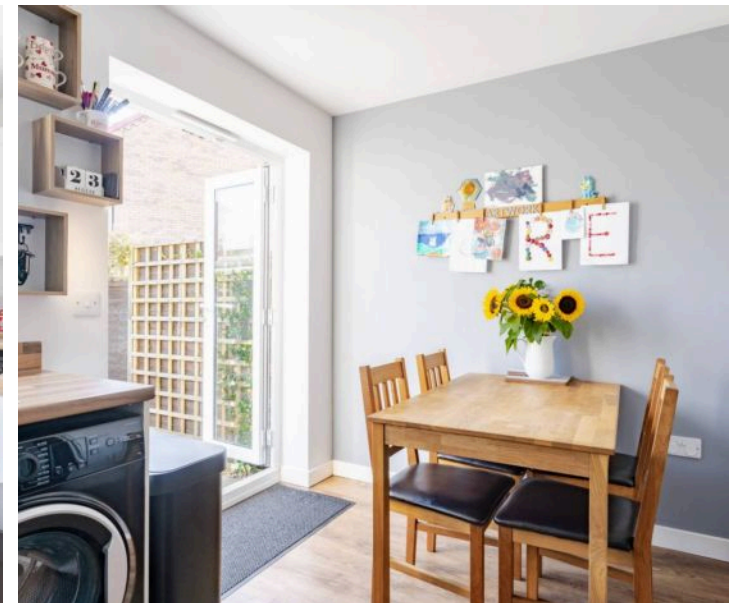
Minors & Brady

6 Hobart Lane

Aylsham, Norwich

Experience modern living in the heart of historic Aylsham with this stunning three-storey, three-bedroom home on the sought-after Hobart Lane development. Ideally positioned at the front of the complex, the property offers easy access without the need to weave through the estate. Designed for comfort and style, it boasts a spacious sitting room and a bright kitchen/diner with patio doors leading to the garden. Two generous bedrooms and a sleek family bathroom occupy the first floor, while the top floor hosts a master suite with an ensuite shower room. Outside, enjoy a low-maintenance garden with a central raised flower bed, vibrant sunflowers, and rear access to two allocated parking spaces. Perfectly located on the edge of Aylsham, this home provides excellent local amenities, outstanding schools, and superb transport links to Norwich, Cromer, and the Norfolk coast.

- Modern three-storey home set in a sought-after Aylsham development
- Spacious sitting room and bright kitchen/diner with patio doors to the garden
- Stylish U-shaped kitchen with ample storage and space for appliances
- Convenient ground floor WC and inner hallway
- Two generous first-floor bedrooms plus a family bathroom with three-piece suite
- Impressive top-floor master bedroom with ensuite shower room
- Low-maintenance rear garden with raised flower bed and climbing foliage
- Rear access with two allocated parking spaces and garden storage shed
- Excellent location close to shops, schools, cafés, and local amenities
- Easy access to the A140 for routes to Norwich, Cromer, and the Norfolk Coast



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6 Hobart Lane

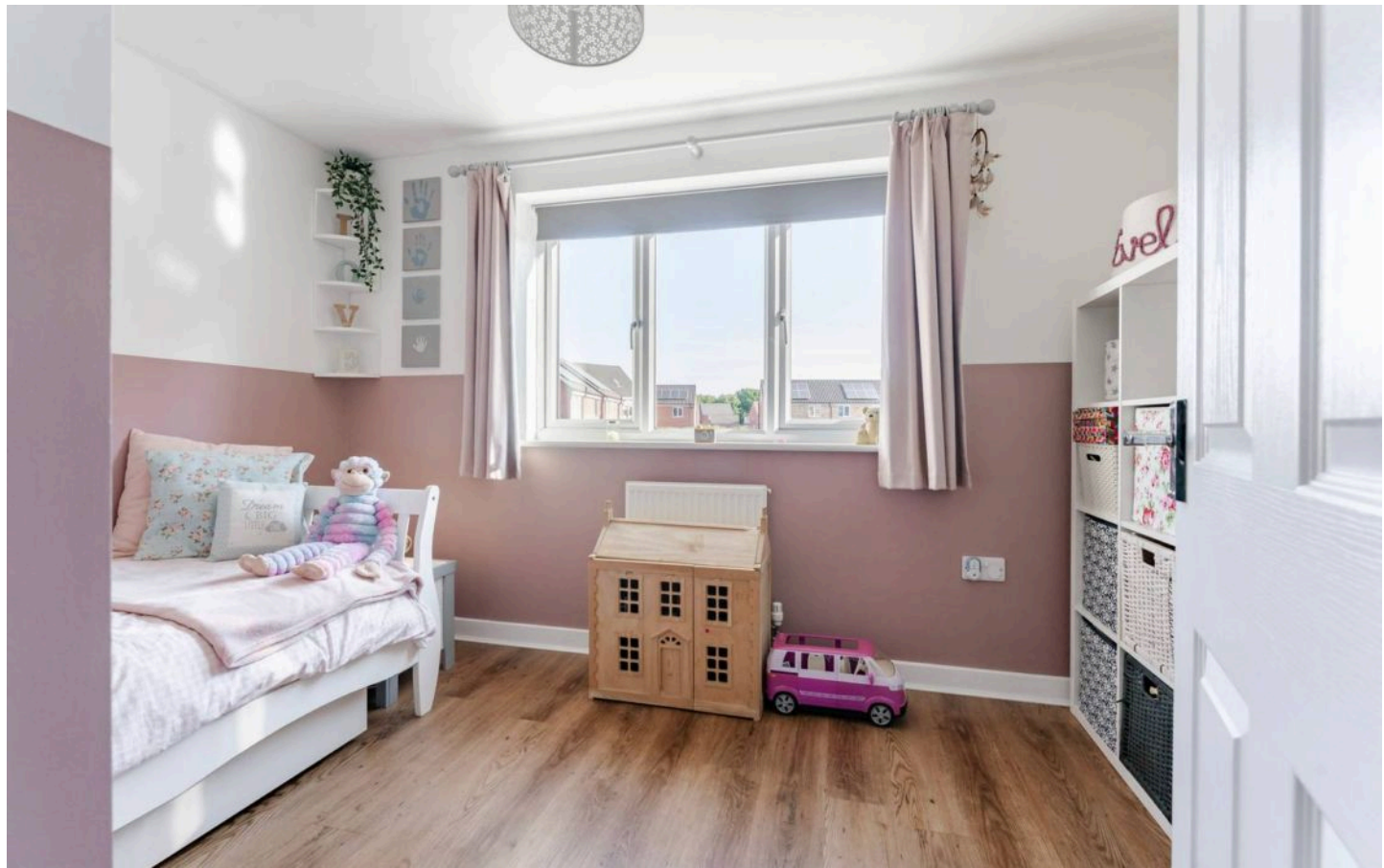
Aylsham, Norwich

The Location

Hobart Lane forms part of a popular modern development on the outskirts of Aylsham, a thriving and historic market town renowned for its community spirit and picturesque setting. Aylsham offers an excellent range of everyday amenities including supermarkets, independent boutiques, charming cafés, pubs, and a weekly market that celebrates local produce. The town also benefits from a medical centre, dentists, and a library, ensuring everything you need is close at hand.

Families are well catered for with highly regarded schools at both primary and secondary level, while the town's active community hosts a variety of events throughout the year, from food festivals to antique fairs. Transport links are superb, with regular bus services providing easy connections to Norwich and Cromer, and the nearby A140 offering convenient access to major road routes for commuting further afield.

For those who love the outdoors, Aylsham is perfectly positioned amidst stunning Norfolk countryside. The historic National Trust Blickling Estate, with its grand hall and beautiful parkland, is just a short distance away, providing miles of scenic walks and cycle routes. The town also enjoys close proximity to the Norfolk Broads and the North Norfolk Coast, ideal for days out exploring sandy beaches, wildlife reserves, and picturesque villages.



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Aylsham, Norwich

Hobart Lane, Aylsham

Set in the charming market town of Aylsham, this beautifully presented three-storey home offers modern living across three well-designed floors. From the moment you step into the welcoming porch, the attention to detail and space is evident, creating a warm and inviting atmosphere.

The ground floor boasts a comfortable sitting room, perfect for relaxing or entertaining guests, leading through to the stunning kitchen/diner. Designed with functionality in mind, the kitchen features a practical U-shaped layout, ample storage, and dedicated spaces for your appliances.

Patio doors open out to the rear garden, flooding the room with natural light and creating an ideal setting for family meals and gatherings. A convenient inner hallway provides access to a stylish WC and the stairs to the first floor.

On the first floor, you will find two generously sized bedrooms, both offering plenty of versatility for family, guests, or home office use. A shared family bathroom completes this level, featuring a modern three-piece suite for everyday convenience.



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Aylsham, Norwich

The top floor is home to the impressive master suite, providing a private sanctuary with a spacious bedroom and an elegant ensuite shower room.

Outside, the low-maintenance garden has been thoughtfully designed, featuring a central raised flower bed bursting with vibrant sunflowers and climbing foliage along the fence for added charm. There is also a practical shed for storage and a rear gate leading to your two allocated parking spaces.

This property combines style, comfort, and practicality, making it an excellent choice for families or those seeking a well-proportioned home in a desirable location.

Agents Note

Sold Freehold

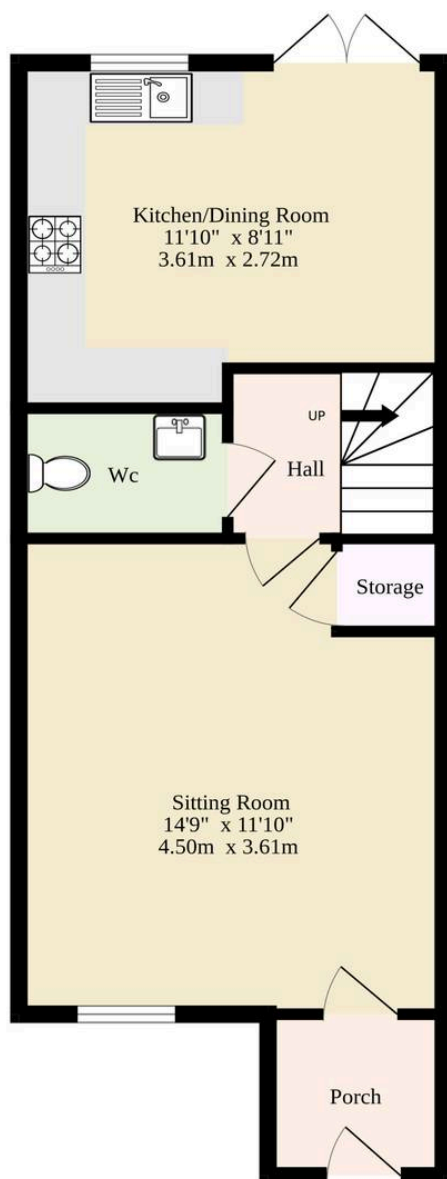
Connected to all mains services.

Maintenance: £199 paid annually and varies

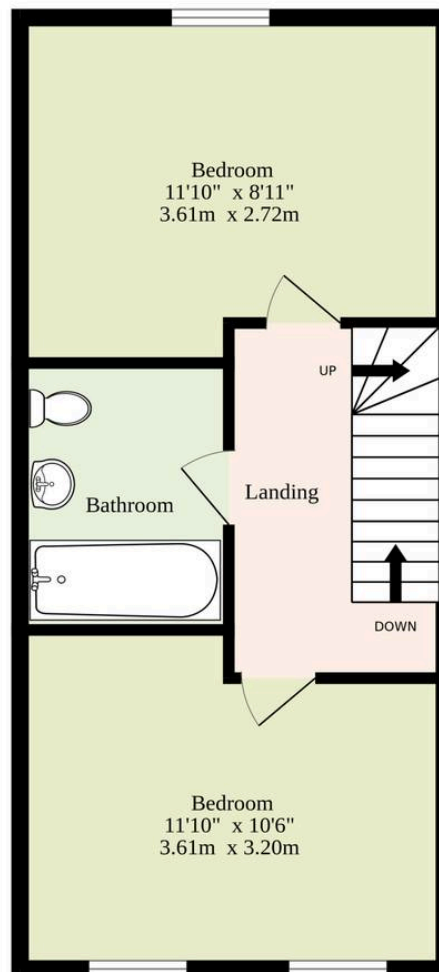


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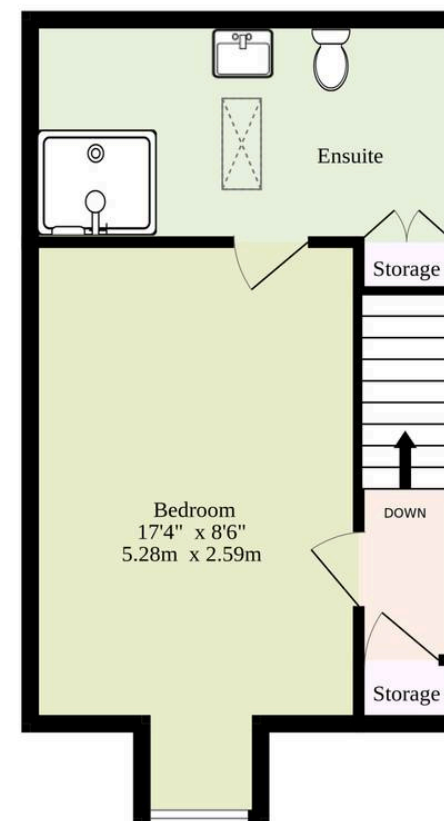
Ground Floor
305 sq.ft. (28.3 sq.m.) approx.



1st Floor
278 sq.ft. (25.8 sq.m.) approx.



2nd Floor
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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