



172 Aylsham Road, Norwich

Norwich



Minors & Brady



## 172 Aylsham Road

This three-bedroom semi-detached home on Aylsham Road presents a fantastic opportunity for buyers seeking a property with plenty of potential to modernise and make their own. Offering generous living spaces, including a spacious sitting room, separate dining area, kitchen, utility, and ground-floor shower room, this home is ideal for families or those looking for versatility. Upstairs, two double bedrooms, a smaller third bedroom, and a four-piece bathroom provide ample space for comfortable living. A recently installed boiler adds value and reassurance, giving buyers a strong starting point for future improvements. Outside, a good-sized private garden offers further scope to landscape and create a great outdoor retreat. Situated in a sought-after, well-connected location close to amenities, schools, and transport links, this property is a rare find with exceptional potential.

- Fantastic opportunity to modernise and personalise throughout
- Highly sought-after location on Aylsham Road, close to Norwich City Centre
- Spacious sitting room and separate dining room
- Functional kitchen with adjoining utility room
- Convenient ground-floor shower room
- Three bedrooms, including two generous doubles and a versatile third bedroom
- Four-piece family bathroom on the top floor
- Recently installed boiler for improved efficiency
- Good-sized private rear garden with plenty of potential
- Excellent access to local amenities, schools, bus routes, and major road links







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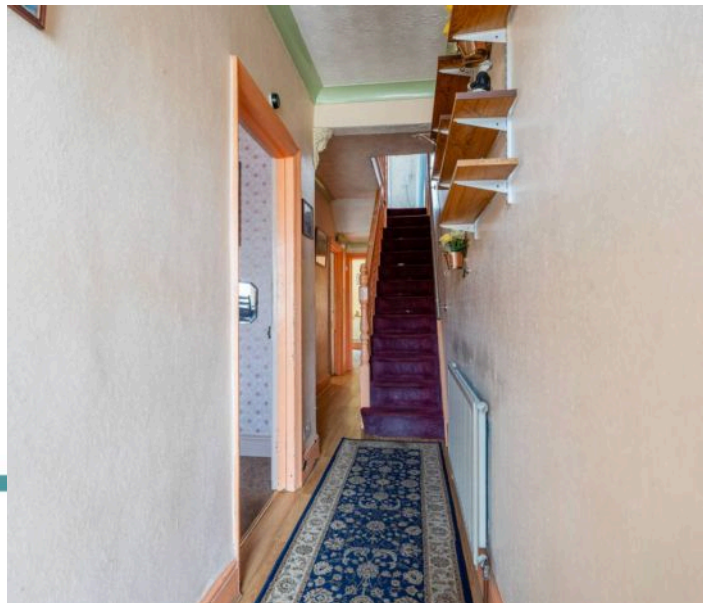
# 172 Aylsham Road

## The Location

Situated in a well-connected North City location, this property offers excellent access to Norwich City Centre, just a short bus ride or drive away. Regular bus routes at the end of the road make commuting to the heart of the city simple and convenient.

The area is well-served by a wealth of local amenities, including Home Bargains, Aldi, and Asda, all within easy reach, ensuring day-to-day essentials are always close by. For a broader shopping experience, Sweetbriar Retail Park is nearby, offering a variety of stores and services to meet all your needs. Families will appreciate the selection of local schools and medical facilities close by, as well as green spaces such as the popular Wensum Park, perfect for outdoor leisure.

The vibrant city centre itself offers an extensive range of shops, restaurants, and cultural attractions. Head into Norwich's Chantry Place and Castle Quarter for a retail and dining experience, with a wide variety of high street brands, cafes and eateries surrounding these two bustling hubs. Additionally, Norwich Train Station provides direct rail links for easy travel further afield, making this location ideal for both convenience and lifestyle.





# 172 Aylsham Road

## Aylsham Road, Norwich

Situated on the sought-after Aylsham Road, this rare three-bedroom semi-detached home offers a fantastic opportunity for those looking to create their perfect property. With generous proportions and a versatile layout, this house is brimming with potential and awaits a modern touch to truly make it your own.

Upon entering the property, you are welcomed by a hallway entrance leading to a spacious sitting room, ideal for relaxing or entertaining guests. The separate dining room provides an excellent space for family meals or dinner parties, while the kitchen offers a functional layout with scope for redesign. A practical utility room and a convenient ground-floor shower room complete the downstairs accommodation.

Upstairs, you will find three well-proportioned bedrooms, including two generous doubles and a smaller third bedroom that can be adapted as a home office, nursery, or guest room. The property is further enhanced by a four-piece family bathroom located on the top floor, offering both a bath and a shower for everyday comfort.





## 172 Aylsham Road

Outside, the home benefits from a good-sized private garden, perfect for enjoying the outdoors, entertaining in warmer months, or cultivating your own green space.

In need of some modernisation, this property presents an excellent chance to tailor every detail to your own taste and style. With its spacious rooms, versatile layout, and prime location on Aylsham Road close to local amenities, schools, and transport links, this home is a rare find and a wonderful opportunity for buyers looking to put down roots in this desirable area.

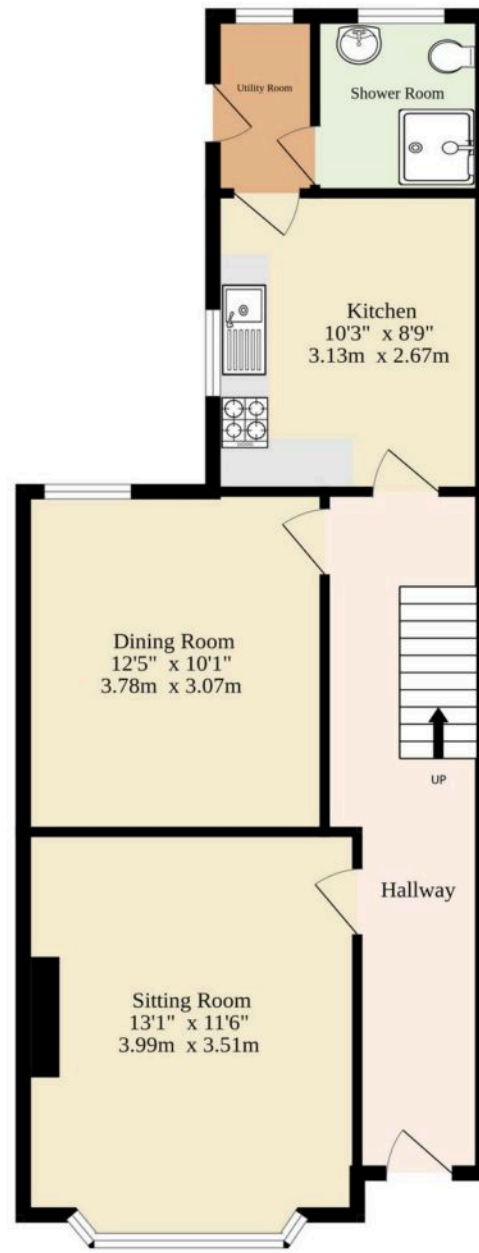
### Agents Note

Sold Freehold

Connected to all mains services - New Boiler



Ground Floor  
530 sq.ft. (49.2 sq.m.) approx.



1st Floor  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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# Dreaming of this home?

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Meet *Rosie*  
Senior Sales Progressor



Meet *Tristan*  
Senior Property Valuer

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