



3 Woodgate Way, Aylsham

Norwich



Guide Price
Minors & Brady

3 Woodgate Way

Aylsham, Norwich

Hidden behind the quiet curve of Woodgate Way, this impressive four-bedroom home offers the kind of space and flexibility modern families crave. From the moment you step into the light-filled entrance hall, the home's welcoming atmosphere is unmistakable. Thoughtfully designed, the ground floor includes a generous sitting room, a bright garden room, and a spacious kitchen diner ideal for entertaining and daily life. A separate utility room and convenient WC add practicality without compromising style. Upstairs, four well-proportioned bedrooms provide comfortable accommodation, with the master benefiting from a private ensuite. Outside, the landscaped garden is both functional and attractive, with artificial turf, decking, and a terraced patio perfect for alfresco living. Ample parking is available via a tandem driveway, making everyday logistics simple. Located in the thriving market town of Aylsham, the property blends countryside calm with easy access to schools, shops, and the coast.

- Spacious four-bedroom detached family home with versatile living spaces
- Bright and welcoming entrance hall setting a warm tone throughout the property
- Comfortable sitting room offering a stylish and relaxing environment
- Light-filled garden room providing year-round views of the landscaped garden
- Large kitchen diner designed for both everyday meals and entertaining guests
- Separate utility room keeping practical tasks out of sight and maintaining order
- Ground floor WC adding convenience for family and visitors alike
- Master bedroom with private ensuite for added comfort and privacy
- Landscaped rear garden combining artificial turf, decking, and terraced patio areas
- Tandem driveway providing ample off-road parking and ease of access





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Aylsham, Norwich

The Location

Aylsham is a vibrant and welcoming market town that perfectly offers everyday convenience with the charm of country living. Just nine miles north of Norwich and around 18 miles from the stunning North Norfolk coastline, it's a place where families, professionals, and retirees alike can enjoy a quieter pace without feeling disconnected. The town is known for its strong sense of community, with regular markets held in the historic town square, and a range of independent shops, local cafés, traditional pubs, and essential amenities all within easy reach.

For families, Aylsham offers excellent schooling options, including highly regarded primary and secondary schools, while nearby bus and road links make commuting or school runs a breeze. Nature lovers are well-catered for too—whether it's walks along the Weaver's Way footpath, riverside picnics by the Bure, or a day out exploring the Norfolk Broads, outdoor adventures are never far from your doorstep.

With its mix of green open spaces, thoughtful local planning, and an active community spirit, Aylsham has become a sought-after spot for those looking to enjoy the best of both worlds. Whether you're shopping at the local farmer's market, popping into the family-run bakery, or heading out to the coast for the day, life in Aylsham feels easy, connected, and full of possibility.

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Woodgate Way, Alysham

An exceptional four-bedroom family home located in the popular market town of Aylsham, offering spacious and versatile living throughout, perfect for modern family life.

Set back from the road with a tandem driveway providing ample off-road parking, this beautifully presented property welcomes you with a bright and spacious entrance hall that sets the tone for the generous accommodation beyond. A handy ground floor WC adds convenience for guests and busy households.

To the front of the home, the sitting room offers a comfortable and stylish space to relax, while to the rear, a light-filled garden room provides the perfect spot for enjoying views over the garden year-round. The heart of the home is the impressive kitchen diner, ideal for both everyday family meals and entertaining, featuring ample storage, workspace, and room for a large dining table. A separate utility room keeps laundry and appliances tucked away, maintaining the sleek look of the main living spaces.



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Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own private ensuite, while the remaining bedrooms are served by a modern family bathroom, offering comfort and practicality for growing families.

Outside, the landscaped rear garden has been thoughtfully designed for low-maintenance enjoyment and year-round use. It features a combination of artificial turf, a stylish decked area for outdoor seating and dining, and a terraced patio—ideal for summer barbecues, relaxing weekends, or children's play.

This is a fantastic opportunity to secure a move-in ready family home in a sought-after location, close to local schools, amenities, and transport links, all within easy reach of Norwich and the North Norfolk coast.

Agents Note

Sold Freehold

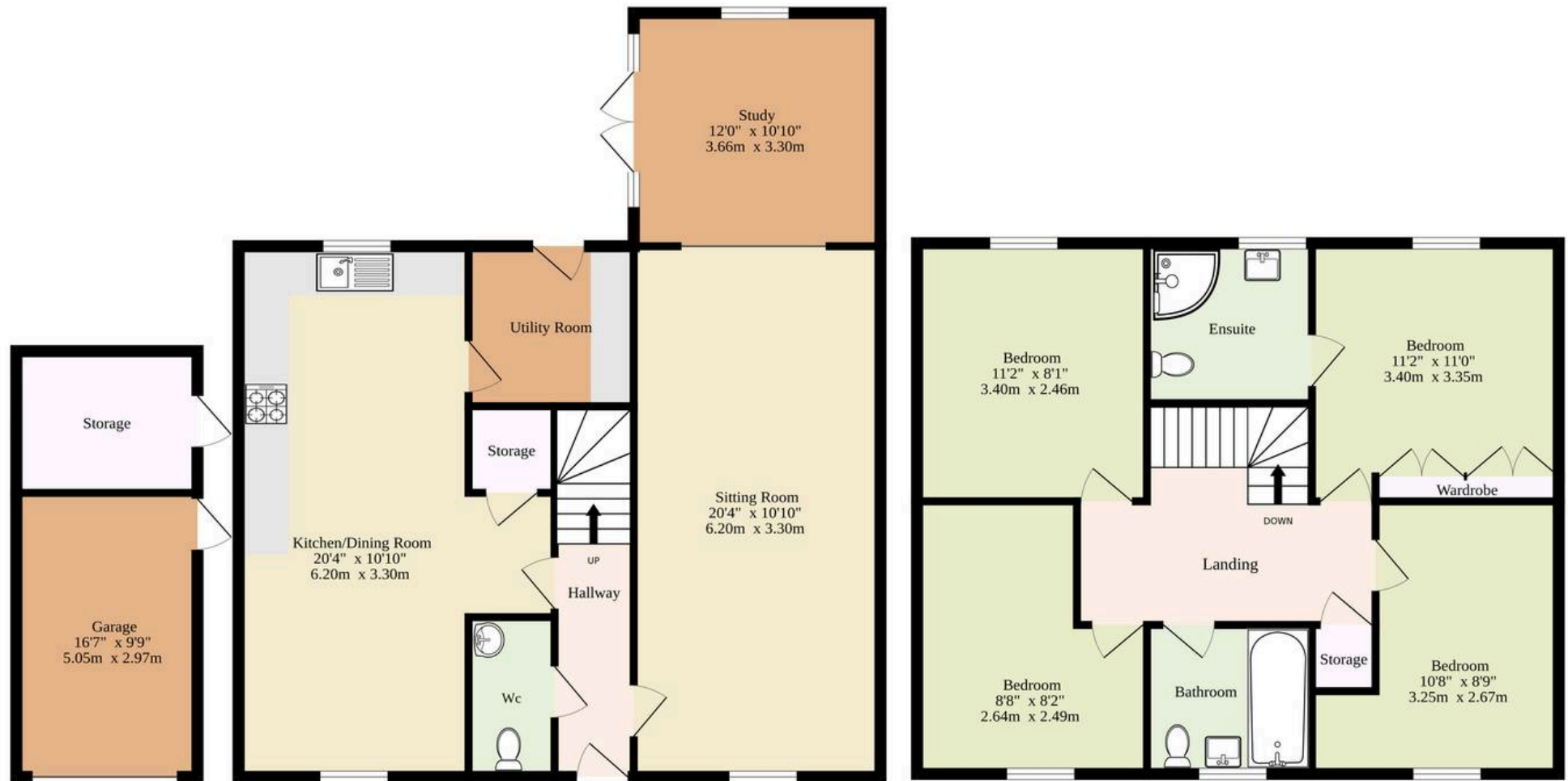
Connected to all mains services.



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Ground Floor
855 sq.ft. (79.4 sq.m.) approx.

1st Floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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Meet *Karol*
Property Valuer



Meet *Claire*
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Minors & Brady
Your home, our market



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