



11 Dove Gardens, Aylsham

Norwich



Minors & Brady

## 11 Dove Gardens

Aylsham, Norwich

Step through the door and feel instantly at home in this beautifully kept Coach House, where light, space and flexibility shape the way you live each day. Proudly positioned in the historic market town of Aylsham, this immaculate property is ready to reflect your own tastes and lifestyle. With a bright open-plan living and dining area featuring a Juliet balcony, a modern fitted kitchen, two generous double bedrooms and a contemporary bathroom, it offers comfort without compromise. Outside, a private garden, driveway and large garage with electric complete the picture, an ideal choice for first-time buyers or investors seeking a home that is both easy to enjoy and practical for the future.



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- Coach House proudly positioned in the historic market town of Aylsham
- Immaculate condition, ready to adapt to your own preferences and style
- Suitable choice for first-time buyers or investors!
- Kitchen equipped with modern cabinetry, an integrated oven, a gas hob, plumbing for a washing machine, space for a dishwasher and a fridge/freezer
- Open-plan living/dining room creating an effortless flow for everyday living, featuring a Juliet balcony and multiple windows that flood the space in natural light
- Two double bedrooms offering comfort and privacy, with the option to have a home office, a dressing room or a guest room
- Bathroom comprising of a contemporary three-piece suite
- A large, private garden featuring a patio for seating arrangements, a maintained lawn and plenty of space for a storage shed or a summerhouse
- A driveway providing off-road parking and a large garage with electric
- Close to a range of essential amenities, including shops, schools and transport links



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## Location

Dove Gardens is set within a residential part of Aylsham, a traditional market town around 11 miles north of Norwich. The town centre, focused on the historic Market Place, is within walking distance and provides day-to-day essentials including a Tesco supermarket, Co-op Food store, independent butchers, bakeries, cafés, pharmacies and small local retailers. Regular markets and established pubs and restaurants support an active town centre that remains practical rather than tourist-led. Green space is close at hand, with access to the Bure Valley Path and open countryside routes linking towards the Norfolk coast.

For families, schooling is straightforward. Bure Valley School and John of Gaunt Infant and Nursery School serve younger children within the town, while Aylsham High School provides secondary education locally.

Transport connections reflect the town's position on the A140, offering direct road access south to Norwich and north towards Cromer and the coast. Bus services run regularly between Aylsham and Norwich, making commuting possible without a car. While the town does not have a mainline railway station, rail services are available from nearby North Walsham and Norwich for onward regional and national travel.



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Set within the historic market town of Aylsham, this Coach House is proudly positioned to offer both privacy and connection to a vibrant local community. With its independent feel and thoughtfully designed layout, it presents a home that is easy to enjoy from the moment you arrive.

Immaculately presented throughout, the property is ready to adapt to your own preferences and style. Whether you are stepping onto the property ladder for the first time or seeking a well-located investment, this is a home that balances practicality with everyday comfort.

A welcoming entrance hall sets the tone, with stairs rising to the main landing and living accommodation above. The kitchen is fitted with modern cabinetry and is equipped with an integrated oven, gas hob, plumbing for a washing machine, space for a dishwasher and room for a fridge/freezer, designed to support both quick weekday meals and relaxed weekend cooking.

The open-plan living and dining room creates an effortless flow for everyday living. A Juliet balcony and multiple windows allow natural light to pour in, giving the space an airy feel and providing a pleasant outlook.

Two double bedrooms provide comfort and privacy, each offering flexibility to suit your lifestyle, whether as restful sleeping quarters, a dedicated home office, dressing room or guest accommodation. The bathroom completes the interior and comprises a contemporary three-piece suite, finished in a clean and timeless style.

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Outside, the large private garden extends the living space further. A patio area is ideal for seating and outdoor dining, while the maintained lawn offers room to relax or garden. There is ample space for a storage shed or summerhouse, allowing you to tailor the outdoor setting to your needs.

Practicality is equally well considered, with a driveway providing off-road parking and a large garage with electric supply, offering secure storage or potential workshop space.

Altogether, this coach house in Aylsham combines light-filled interiors, adaptable living space and generous outdoor areas, creating a home that is both easy to maintain and rewarding to live in, a place to settle comfortably now, with scope to shape it around your future plans.

## Agents Notes

Freehold

Maintenance fee: £278 p/a.

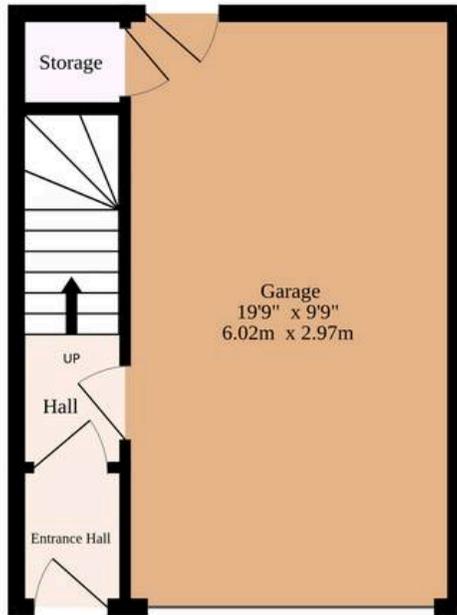
Management company: Trinity Estates.

Connected to all mains services.

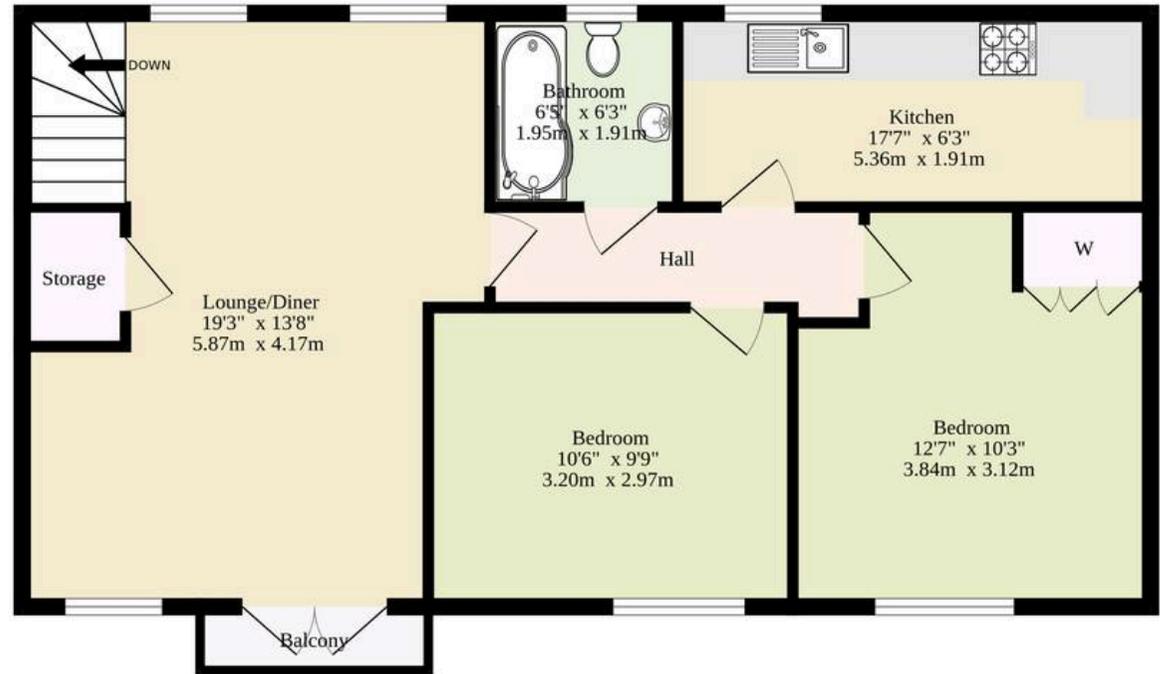


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Ground Floor  
257 sq.ft. (23.9 sq.m.) approx.



1st Floor  
679 sq.ft. (63.1 sq.m.) approx.



Sqft Includes Garage

**TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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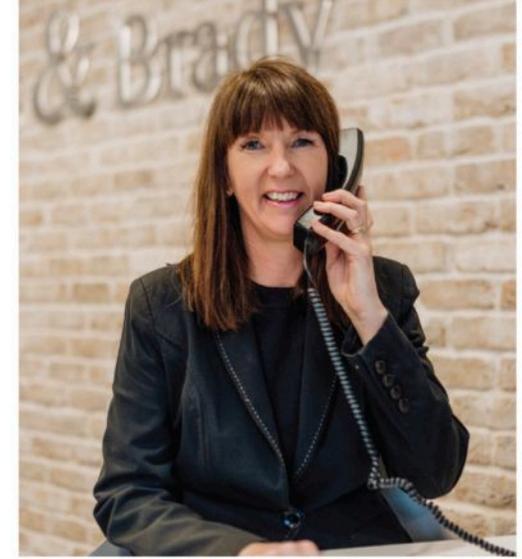
# Dreaming of this home? Let's make it a *reality*



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Branch Partner



Meet *Karol*  
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Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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