



32 Holman Close, Aylsham

Norwich



Minors & Brady

32 Holman Close

Aylsham, Norwich

A spacious and well-appointed detached home, perfectly positioned within a sought-after Aylsham cul-de-sac. This extended four-bedroom property offers generous and flexible accommodation ideally suited to modern family living. At its heart, a well-designed kitchen/diner connects seamlessly with multiple reception spaces, including a bright conservatory overlooking the garden. Upstairs, four well-proportioned bedrooms are complemented by a practical family bathroom. Outside, the home benefits from a private driveway, garage and a thoughtfully arranged garden with a range of useful outbuildings. With the added advantage of solar panels, this is a home that successfully combines comfort, practicality and everyday efficiency.

- Sought-after cul-de-sac position within Aylsham
- Spacious and extended detached family home
- Four well-proportioned bedrooms
- Flexible living with multiple reception spaces
- Light-filled conservatory overlooking the garden
- Well-appointed kitchen/diner with integrated appliances
- Separate utility room and ground floor cloakroom
- Private driveway with single garage
- Landscaped rear garden with summer house and outbuildings
- Solar panels enhancing energy efficiency



M&B



M&B

32 Holman Close

Aylsham, Norwich

The Location

Holman Close is situated within a popular modern development on the edge of Aylsham, a well-regarded market town known for its strong community feel and excellent range of amenities. The town offers a variety of conveniences, including supermarkets, independent shops, cafés and a medical centre, ensuring everyday needs are well catered for.

Aylsham is particularly appealing for families, with a selection of well-regarded local schools and a safe, welcoming environment. The area also benefits from reliable transport links, with regular bus services and easy access to the A140, providing straightforward routes to Norwich to the south and Cromer along the North Norfolk coast.

Surrounded by picturesque countryside, the location is ideal for those who enjoy outdoor living, with a wealth of walking and cycling routes nearby. The historic Blickling Estate, just a short distance away, offers expansive parkland, woodland trails and a rich sense of heritage, adding to the lifestyle appeal.

Altogether, Holman Close combines the ease of modern living with access to both town amenities and the wider Norfolk landscape, making it a highly desirable setting for a range of buyers.



32 Holman Close

Aylsham, Norwich

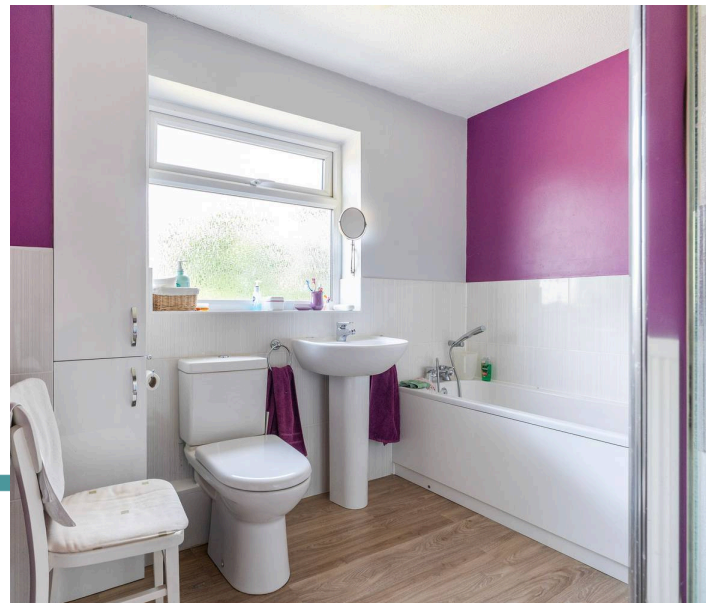
Holman Close, Aylsham

This spacious and extended detached family home is positioned within a sought-after cul-de-sac in the popular market town of Aylsham, offering a well-balanced layout and a highly practical living environment ideal for modern family life.

Upon entering, the property immediately feels welcoming, with a bright hallway leading through to the principal living spaces. The generous sitting room is positioned to the front and provides a comfortable and inviting area to relax, flowing naturally through to a conservatory at the rear. This additional space introduces excellent natural light and creates a seamless connection to the garden, making it well suited for both everyday use and entertaining.

The kitchen/diner forms a central hub of the home, thoughtfully arranged with a comprehensive range of fitted units and integrated appliances, as well as ample space for dining. Doors open directly to the outside, enhancing the sense of space and practicality. A separate utility room sits just off the kitchen, offering additional storage and workspace, alongside a convenient ground floor cloakroom.

Upstairs, the property continues to offer well-proportioned accommodation, with four bedrooms arranged from the landing. Each room provides flexibility for family living, guest accommodation or home working, while the family bathroom is fitted with both a bath and separate shower, ensuring a practical and functional finish.



32 Holman Close

Aylsham, Norwich

Externally, the property enjoys a private driveway providing off-road parking and access to a single garage equipped with an electric door. To the rear, the garden has been thoughtfully arranged, featuring a combination of lawn and patio areas, alongside useful additions such as sheds, a greenhouse and a summer house with power, creating a versatile outdoor space that can be enjoyed throughout the year.

Further enhancing the home is the inclusion of solar panels, contributing to improved energy efficiency and reduced running costs.

Overall, this is a well-maintained and adaptable family home, combining generous living space, practical features and a desirable location within easy reach of Aylsham's excellent range of amenities.

Agents Note

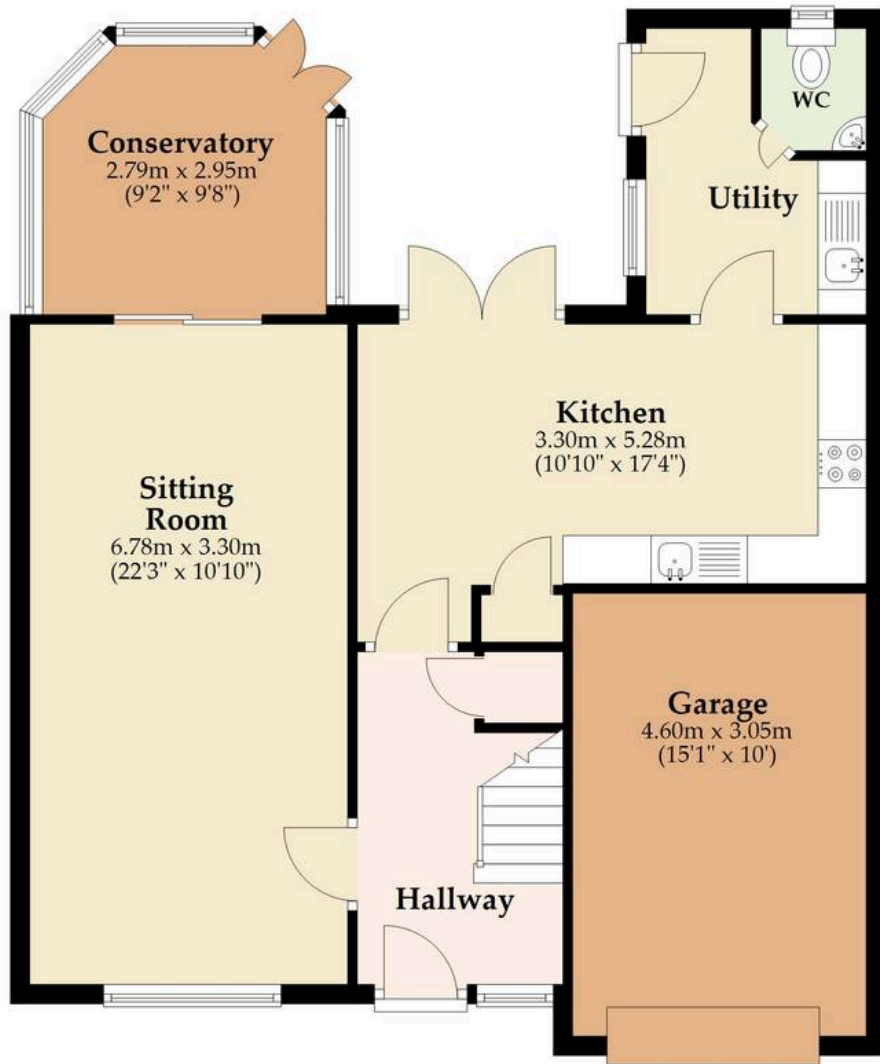
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



M&B

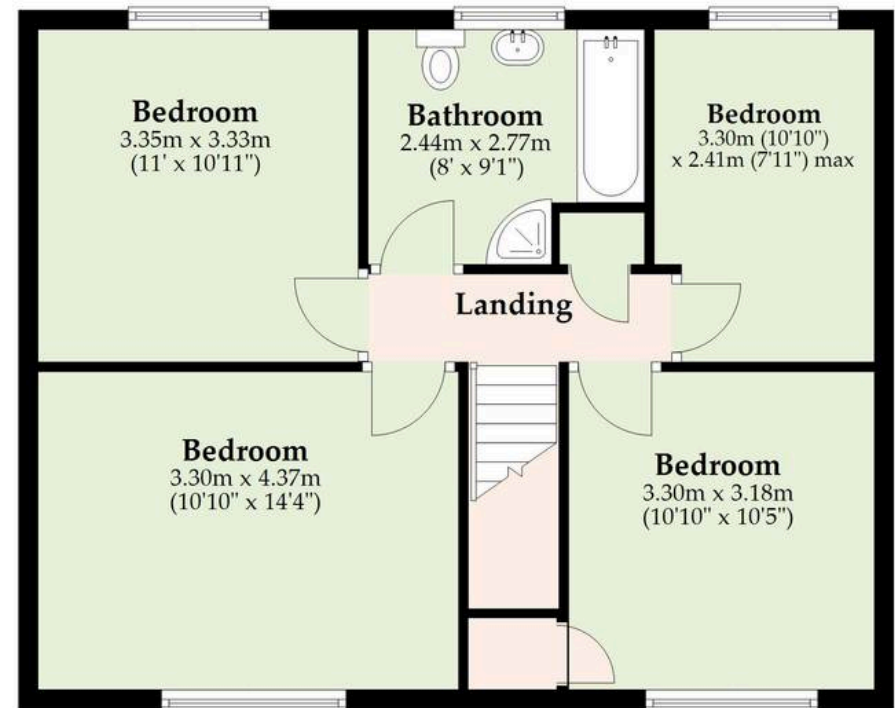
Ground Floor

Approx. 74.5 sq. metres (802.2 sq. feet)



First Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 139.6 sq. metres (1502.5 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk