



Minors & Brady

24 Aylsham Road, Norwich
£425,000

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24 Aylsham Road

Norwich

Set within one of Norwich's most sought after residential streets, this handsome four bedroom Victorian terrace offers generous accommodation, attractive period features and a lifestyle centred around the vibrant NR3 community. Extended across three floors and thoughtfully maintained, the home retains the character and proportions that make properties of this era so enduringly popular, while providing the space and practicality expected for modern family life.

- Beautifully presented Victorian terrace in the heart of sought after NR3
- Four bedrooms arranged over three well planned floors
- Stunning principal suite occupying the entire top floor with en suite
- Elegant bay fronted sitting room with retained period character
- Spacious dining room ideal for family living and entertaining
- Contemporary kitchen complemented by a practical utility and cloakroom
- Stylish family bathroom serving the first floor accommodation
- Moments from Wensum Park, independent cafés and Norwich city centre
- A superb blend of period charm and modern day comfort throughout
- Private enclosed garden arranged for low maintenance enjoyment



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24 Aylsham Road

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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Location

NR3 is one of Norwich's most desirable and characterful districts, particularly popular for its vibrant independent scene, strong community feel and proximity to the city centre. Residents enjoy an excellent selection of cafés, pubs, restaurants, independent shops and everyday amenities, many of which are within walking distance.

The area is perfectly positioned for access to Norwich city centre, while nearby Wensum Park provides attractive green space for recreation and riverside walks. Families benefit from a selection of schooling options, and excellent transport links connect easily to the wider city and surrounding areas.

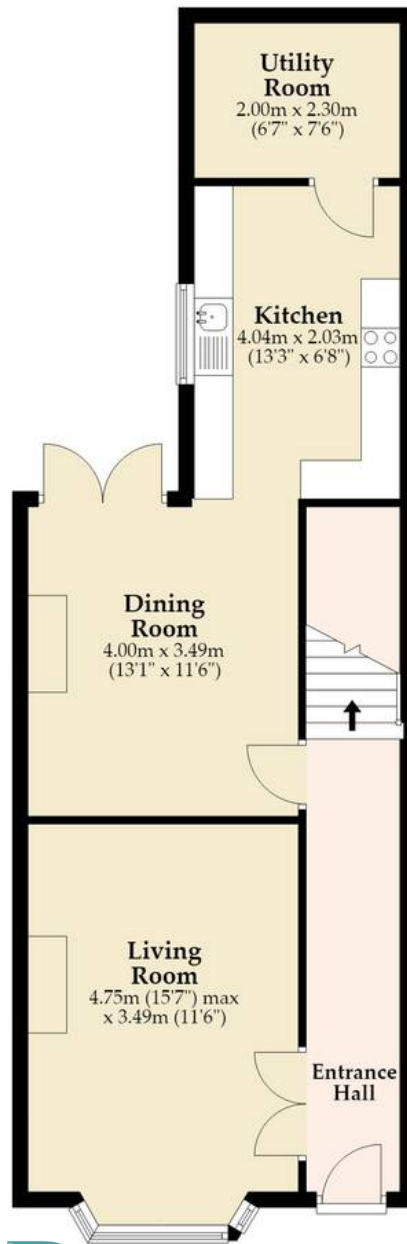
Aylsham Road

The property immediately makes an impression with its attractive bay-fronted façade and traditional proportions. Stepping inside, a welcoming entrance hall leads through to a series of well balanced living spaces that showcase the character of the home. The main reception room is bright and inviting, centred around a feature fireplace and enhanced by a large bay window that allows natural light to pour in. Beyond, a spacious dining room creates an excellent setting for both everyday family life and



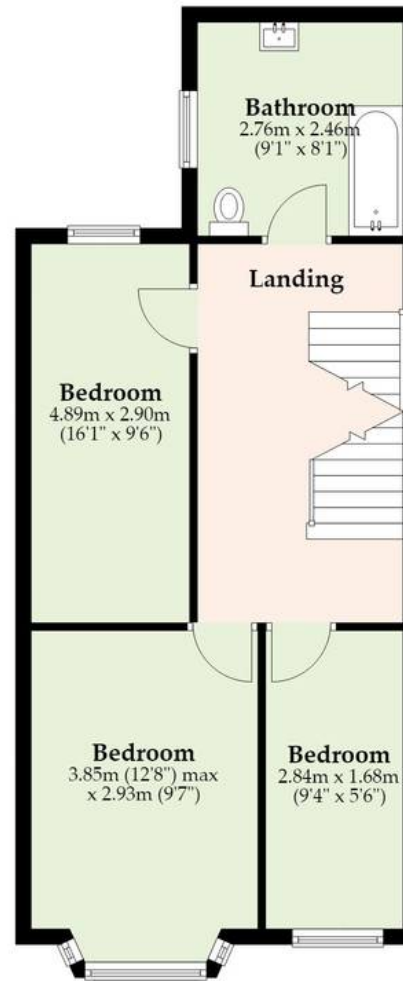
Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



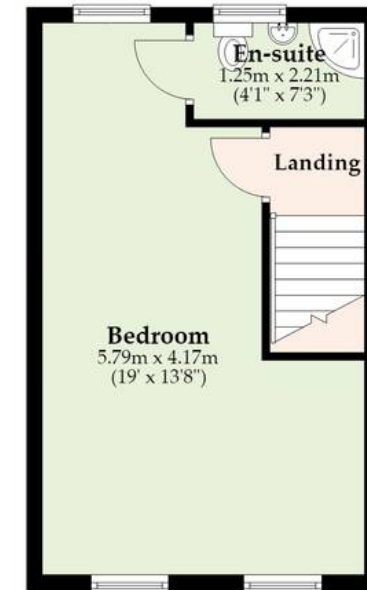
First Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



Second Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



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Total area: approx. 138.9 sq. metres (1495.2 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.

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Meet *Nagilla*
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Minors & Brady
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