



10 The Paddocks, Aylsham

Minors & Brady



Space, potential and practicality come together in this spacious detached bungalow in the heart of Aylsham. Occupying a generous plot, the property offers well-proportioned accommodation throughout, making it an ideal choice for those seeking comfortable single-storey living. A substantial lounge/diner provides an excellent central living space, complemented by a bright conservatory overlooking the rear garden. The fitted kitchen is both practical and functional, featuring neutral units, wood-style worktops and double Lamona ovens. Three good-sized bedrooms are served by a family bathroom, with the principal bedroom further benefiting from an en-suite. Outside, a gravel driveway offers ample off-road parking alongside a detached double garage, while the rear garden provides plenty of space to enjoy, with scope to modernise and add value over time.

- Detached bungalow positioned within the popular market town of Aylsham
- Three well-proportioned bedrooms, including a principal bedroom with en-suite shower room
- Spacious 20ft lounge/diner providing flexible living and entertaining space
- Bright conservatory overlooking the rear garden and extending the living accommodation
- Practical fitted kitchen with neutral cabinetry, wood-style worktops and double Lamona ovens
- Family bathroom accessed from the central entrance hall
- Generous internal layout offering approximately 1,450 sq ft of accommodation (stms)
- Gravel driveway providing ample off-road parking for multiple vehicles
- Detached double garage offering excellent storage, workshop potential or secure parking
- Enclosed rear garden with space to relax, entertain and further enhance, alongside potential to modernise throughout over time





10 The Paddocks

Aylsham, Norwich

The Location

Aylsham is a thriving and historic market town in North Norfolk, offering an excellent range of everyday amenities including supermarkets, independent retailers, cafés, restaurants, a medical centre and highly regarded schools. Serving as an important hub for the surrounding villages, the town benefits from a strong sense of community and a vibrant town centre centred around its historic marketplace.

The town enjoys excellent connectivity, with convenient access to the A140 providing direct routes to Norwich, approximately 12 miles to the south, and the North Norfolk coast to the north. Regular public transport services further enhance accessibility, making Aylsham an attractive location for commuters, families and retirees alike.

Surrounded by attractive Norfolk countryside, Aylsham offers a wide range of recreational opportunities including walking, cycling and outdoor pursuits. The renowned Blickling Estate, with its extensive parkland and woodland walks, lies nearby, while the Norfolk Broads and the county's coastline are both easily accessible.

Combining the character of a traditional market town with strong local amenities, excellent transport links and a desirable rural setting, Aylsham continues to be one of North Norfolk's most sought-after residential locations.



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Aylsham, Norwich

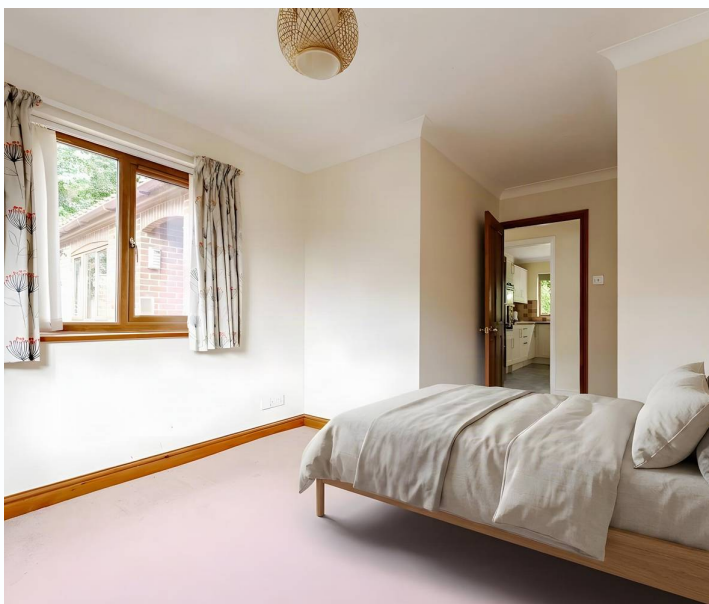
The Paddocks, Aylsham

Occupying a generous plot within the sought-after market town of Aylsham, this detached bungalow presents a fantastic opportunity for buyers seeking spacious single-storey living with the potential to modernise and personalise over time. Offering well-proportioned accommodation throughout, practical living spaces and excellent parking provisions, the property is perfectly suited to a range of purchasers.

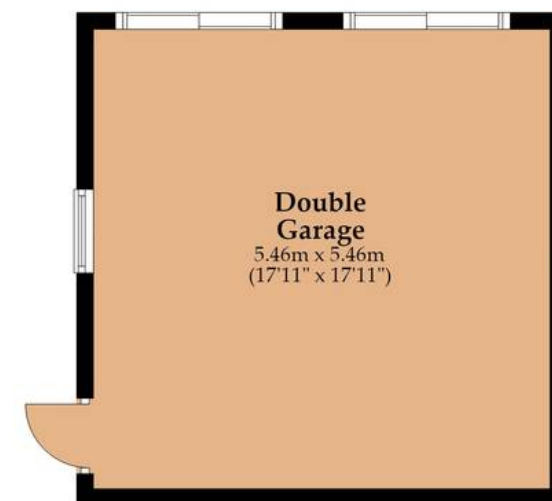
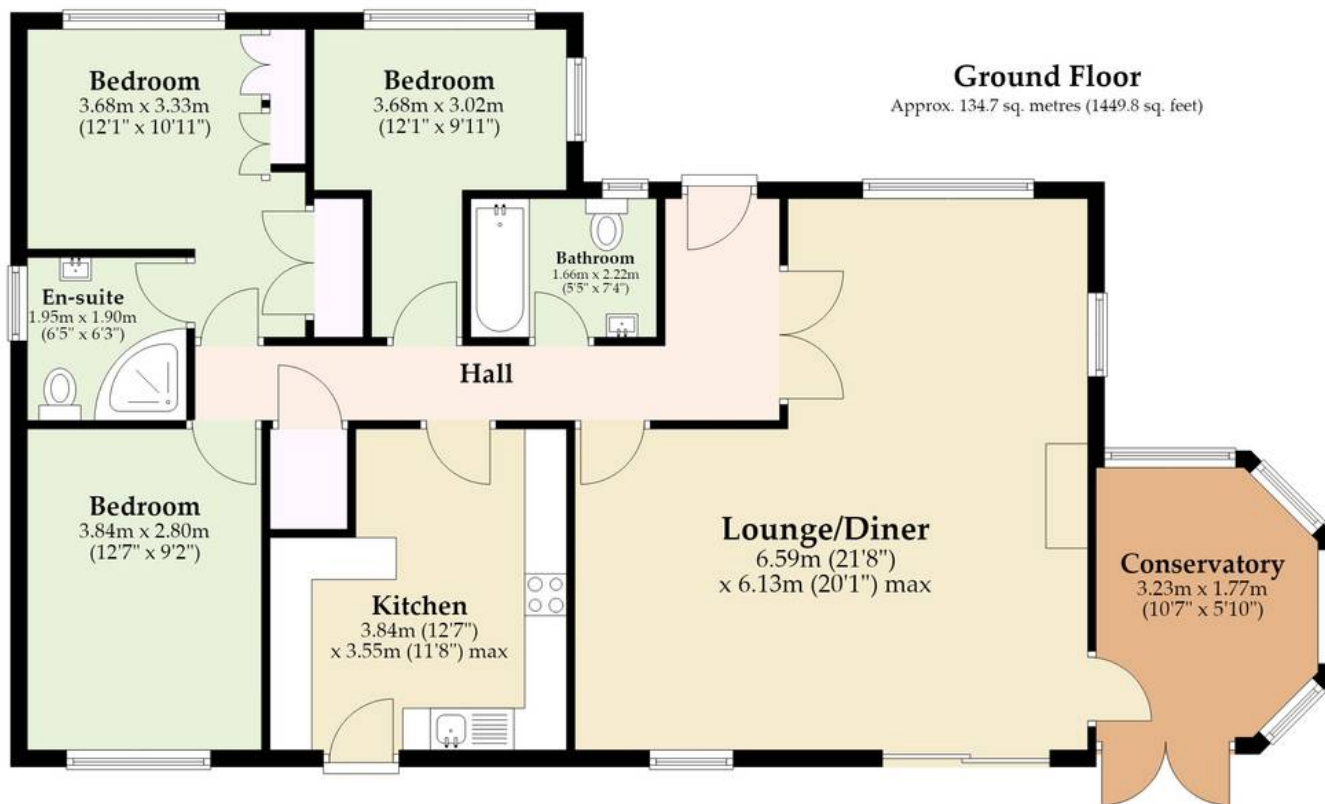
The accommodation is centred around a welcoming entrance hall which provides access to all principal rooms. At the heart of the home is a substantial lounge/diner measuring over 20ft in length, creating a bright and versatile living environment with ample space for both relaxation and formal dining. Flowing from the reception space is a good-sized conservatory, offering an additional sitting area and pleasant views across the rear garden.

The fitted kitchen has been designed with practicality in mind, featuring a range of storage units, neutral finishes, wood-style worktops and the benefit of double Lamona ovens. While perfectly functional as it stands, the space also offers scope for cosmetic enhancement to suit modern tastes.

There are three generous bedrooms on offer, all of which provide comfortable accommodation and flexibility for family members, guests or those requiring a home office. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom accessed from the central hall.



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Total area: approx. 134.7 sq. metres (1449.8 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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Minors & Brady
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