



47 Aylsham Road, Norwich

Minors & Brady



47 Aylsham Road

Norwich

A beautifully restored Edwardian home where timeless character meets exceptional modern living. This impressive four-bedroom bay-fronted terrace occupies a sought-after position on leafy Aylsham Road, just moments from Norwich city centre. The property has been thoughtfully enhanced throughout, retaining an abundance of original features while benefiting from a range of significant upgrades. Spacious living areas, a stunning open-plan kitchen/breakfast room and four generous bedrooms make it ideally suited to family life. Outside, the fully landscaped rear garden provides a vibrant yet low-maintenance retreat that is perfect for both entertaining and relaxing.

- Stunning four-bedroom Edwardian terrace dating back to 1907
- Hall entrance and attractive bay-fronted façade
- Two elegant reception rooms with retained period features
- Spacious 21ft open-plan kitchen and breakfast room
- Original fireplaces, picture rails and coving throughout
- Modern combi boiler, upgraded radiators and new utility meters
- uPVC replacement windows and doors
- Four well-proportioned bedrooms and family bathroom
- Fully landscaped rear garden with colourful planted borders
- Sought-after north city location within walking distance of Norwich city centre



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The Location

NR3 is widely regarded as one of Norwich's most desirable and characterful districts, celebrated for its thriving independent scene, strong sense of community and excellent access to the city centre. Residents enjoy an eclectic mix of cafés, pubs, restaurants, independent retailers and everyday amenities, many of which are within easy walking distance, creating a vibrant and convenient lifestyle.

Aylsham Road itself is one of Norwich's most established residential thoroughfares, lined with a wealth of local shops, cafés, takeaways and convenience stores. Larger supermarkets including Aldi and Lidl are also close by, making day-to-day shopping effortless. Regular bus services operate along the road, providing excellent links into Norwich city centre and surrounding areas.

For those who enjoy outdoor space, the property is ideally situated for access to both Wensum Park and Waterloo Park, two of Norwich's most popular green spaces. Wensum Park offers picturesque riverside walks, open lawns and recreational facilities, while Waterloo Park is known for its beautifully maintained gardens, children's play areas, tennis courts and café. Together, they provide superb opportunities for leisure, exercise and relaxation just moments from home.

Norwich city centre lies approximately 1.5 miles away, placing an outstanding range of shopping, dining, entertainment and cultural attractions within easy reach. The location also offers excellent connectivity, with convenient access to Norwich Train Station, the Northern Distributor Road (NDR) and major routes serving the wider Norfolk region, making it particularly attractive for commuters and those travelling further afield.

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Aylsham Road, Norwich

This elegant four-bedroom Edwardian terrace, built in 1907, enjoys a sought-after position along the leafy Aylsham Road, just a short walk from Norwich city centre.

Rich in character and original charm, the property has been thoughtfully enhanced by the current owners, successfully blending period features with a range of modern improvements to create a stylish and practical family home.

The property is approached via a traditional terraced pathway leading to the front door, complete with attractive terracotta and black tiled detailing that perfectly complements the home's Edwardian heritage. A recently extended and levelled front path provides easier and safer access, while the bay-fronted façade immediately hints at the character found throughout.

Stepping inside, the welcoming hall entrance sets the tone for the accommodation beyond. The ground floor offers two generous reception rooms, including an elegant bay-fronted sitting room filled with natural light and a versatile dining/family room ideal for modern living.

To the rear, the impressive open-plan kitchen and breakfast room stretches to approximately 21ft, providing a sociable space for both everyday family life and entertaining. A useful utility area and ground floor shower room add further practicality.



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Throughout the home, many original features have been carefully retained, including fireplaces, picture rails and decorative coving, preserving the property's period appeal. At the same time, a number of sympathetic upgrades have been carried out, including the replacement of the original timber windows and doors with quality uPVC units, modernised radiators, a replacement combi boiler, and newly fitted gas and electricity meters.

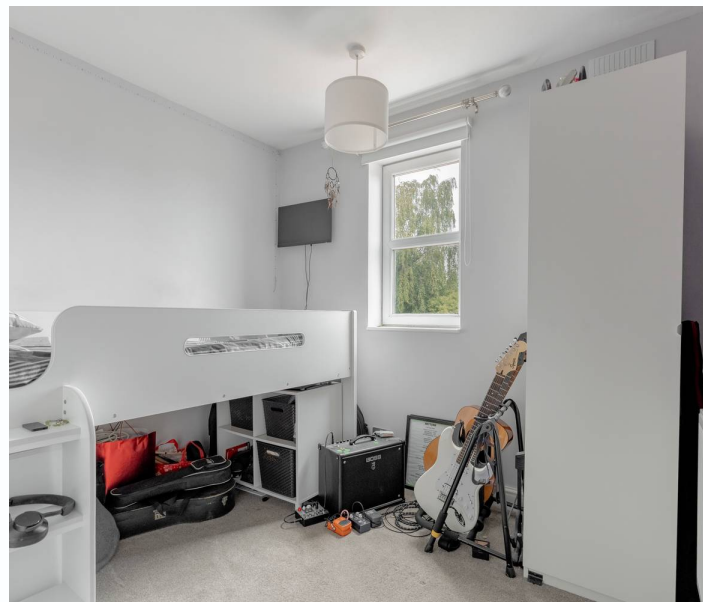
The first floor provides four well-proportioned bedrooms, including a substantial principal bedroom that enjoys an abundance of afternoon sunlight. The lime-washed wooden flooring enhances the room's bright and calming feel, while fitted blinds have been installed within both the front bay window and principal front bedroom.

Completing the accommodation is a family bathroom fitted with a shower.

Outside, the rear garden is a true highlight of the property. Fully landscaped to create a beautiful yet low-maintenance environment, it offers a wonderful balance of colour, texture and usable outdoor space.

Carefully designed planting beds filled with vibrant flowers provide visual interest throughout the seasons, while attractive hardstanding patio areas create ideal spots for outdoor dining, relaxing and entertaining. The overall effect is a stunning garden setting that feels both established and easy to maintain, making it perfect for buyers seeking outdoor enjoyment without extensive upkeep.

Further improvements include the replacement of roof tiles and membrane, offering additional peace of mind for prospective purchasers.





Ground Floor

Approx. 764.8 sq. feet



First Floor

Approx. 610.0 sq. feet



Total area: approx. 1374.9 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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