

50 St. Michaels Avenue, Aylsham

Minors & Brady

50 St. Michaels Avenue

Aylsham, Norwich

An exceptionally spacious and distinctive family home, offering an impressive amount of versatile accommodation arranged across three floors. One of only two properties of its kind on the development, this unique home provides five bedrooms, multiple reception spaces, and excellent facilities for a growing family. The generous layout includes two en-suite bedrooms, two family bathrooms, and a versatile ground-floor study. Outside, an enclosed sun-trap garden provides a lovely space to enjoy, while the garage offers valuable additional storage. Ideally located within walking distance of the town centre and with excellent schools easily accessible, this is a fantastic opportunity to secure a truly substantial family home.

- A substantial and unique family home arranged across three floors
- Generous kitchen and dining room opening into a versatile breakfast room
- Study offering potential for home working, hobbies, or guest accommodation
- Spacious first-floor lounge featuring a fireplace, creating a welcoming main reception space
- Two first-floor bedrooms, including a principal bedroom with built-in wardrobes and an en-suite shower room
- Separate first-floor family bathroom and convenient ground-floor WC

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- Three further bedrooms on the second floor, including a main bedroom with built-in wardrobes and an en-suite shower room
- Additional second-floor family bathroom, providing excellent convenience for larger households
- Enclosed, low-maintenance sun-trap garden, ideal for relaxing and outdoor entertaining
- Garage with ample room for a vehicle and additional storage

The Location

St. Michaels Avenue is ideally positioned within the popular market town of Aylsham, offering a convenient setting with a welcoming community atmosphere and a good range of everyday amenities close at hand. The historic town centre features a traditional market square, independent shops, cafés, traditional pubs, and regular markets, providing plenty of choice for shopping, dining, and socialising. There are also several well-regarded schools in the area, including St Michael's Church of England Primary School, Bure Valley School, John of Gaunt Infant and Nursery School, and Aylsham High School, making the location particularly appealing for families.

For those who enjoy the outdoors, Aylsham is surrounded by attractive Norfolk countryside, with the nearby National Trust Blickling Estate offering extensive parkland, woodland walks, and cycling routes.

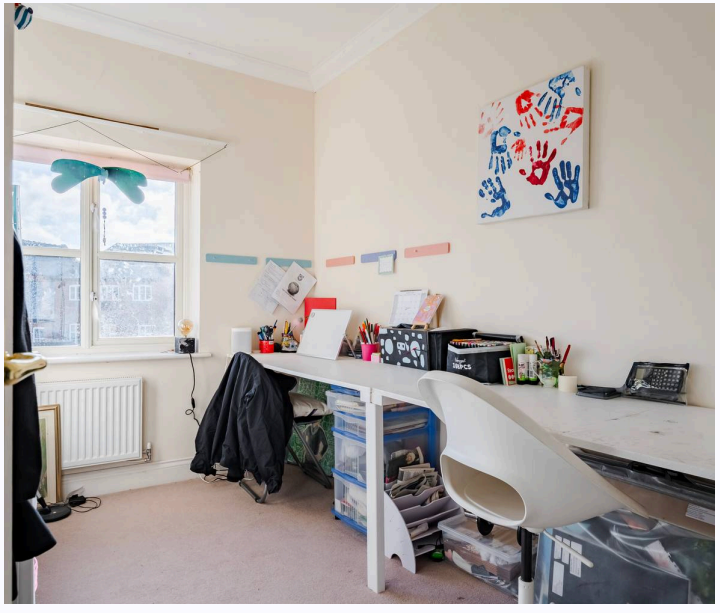
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The town is also home to the Bure Valley Railway, providing a scenic narrow-gauge steam railway journey towards Wroxham. For commuters and those travelling further afield, the A140 provides convenient road connections towards Norwich and the North Norfolk coast, while Norwich itself is approximately nine miles away.

St. Michael's Avenue, Aylsham

The ground floor welcomes you through an entrance hall, which provides access to the principal rooms and the staircase to the upper floors. There is a versatile study, offering an ideal space for home working, hobbies, or alternatively use as a guest bedroom, alongside a convenient ground-floor WC. The spacious kitchen and dining room provides a practical setting for everyday family life, with ample room for cooking and entertaining. This leads through to an open-plan breakfast room, creating an additional reception space that can be enjoyed throughout the day and offers excellent flexibility for family living.

The first floor offers a particularly impressive amount of living and bedroom space, centred around a large lounge featuring a fireplace, creating a welcoming environment in which to relax and unwind.

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There are two bedrooms on this floor, including a generous principal bedroom benefiting from built-in wardrobes and its own en-suite shower room. The second bedroom is served by a separate family bathroom, completing the accommodation on this level.

The second floor provides further excellent accommodation, making this home particularly appealing to larger or growing families. A further double bedroom benefits from built-in wardrobes and a private en-suite shower room, while two additional bedrooms offer flexibility for children, guests, or further home-working space. A second family bathroom serves this floor, providing additional convenience and practicality for busy households.

Externally, the property enjoys an enclosed, low-maintenance garden which acts as a wonderful sun trap, providing an inviting space for outdoor dining, relaxing, and enjoying the warmer months without demanding extensive upkeep. The property also benefits from a garage, offering ample space for a vehicle alongside additional storage.

Agent's Note

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

This property has gas central heating.

Council Tax Band: E

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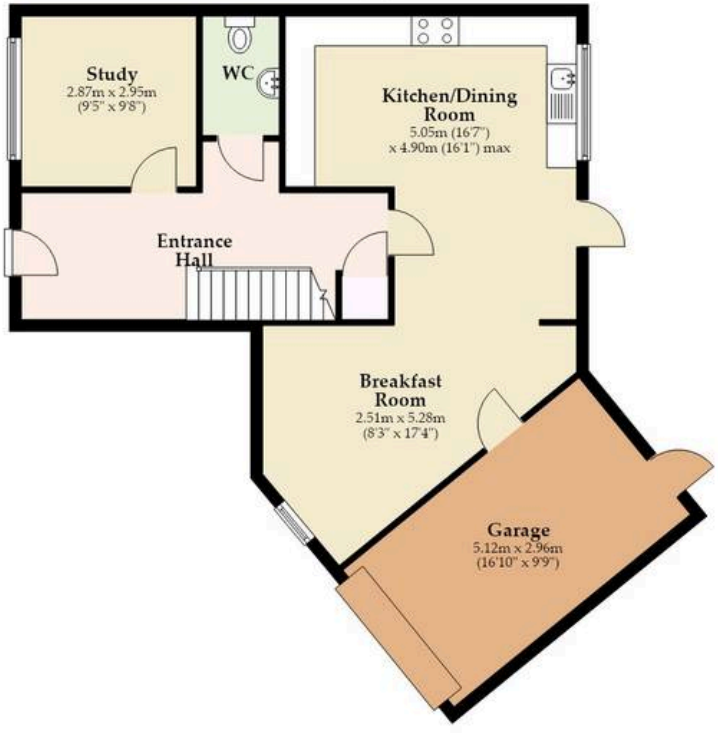






Ground Floor

Approx. 62.0 sq. metres (667.0 sq. feet)
(excluding Garage)



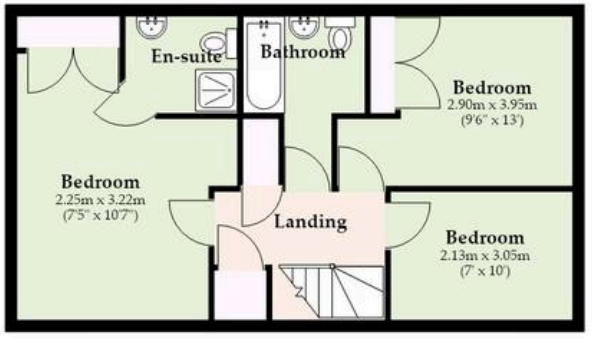
First Floor

Approx. 78.3 sq. metres (842.9 sq. feet)



Second Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



Total area: approx. 188.3 sq. metres (2027.2 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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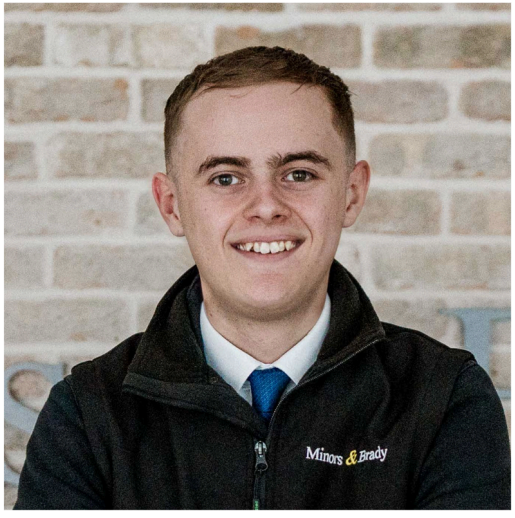
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

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Your home, our market

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