

66 Yaxleys Lane, Aylsham

Minors & Brady

66 Yaxleys Lane

Aylsham, Norwich

A fantastic detached family home offered with no onward chain, combining flexible living space, generous parking and a sought-after Aylsham location. This well-maintained property features three bedrooms, including a ground-floor bedroom with en-suite WC, making it ideal for a variety of buyers. The accommodation is complemented by two reception rooms, a bright conservatory and a well-equipped kitchen, creating plenty of space for both everyday living and entertaining. Outside, the property benefits from a substantial driveway, tandem garage and a private rear garden with lawn, patio and mature planting. Positioned within walking distance of Aylsham town centre, it offers convenience, versatility and excellent potential for its next owner.

- Detached three-bedroom home offered with no onward chain
- Flexible layout featuring a ground-floor bedroom with adjoining en-suite WC
- Spacious lounge with feature gas fireplace and garden outlook
- Separate dining room ideal for family meals and entertaining guests
- Bright conservatory providing additional living space overlooking the garden
- Well-appointed kitchen with ample storage, worktop space and side access
- Two further double bedrooms with useful built-in and eaves storage
- Family bathroom serving the first-floor accommodation
- Large driveway providing off-road parking for multiple vehicles alongside a tandem garage
- Private rear garden with lawn, mature planting, patio area and useful garden sheds

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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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No chain, flexible accommodation and a generous plot combine to make this detached home a fantastic opportunity within walking distance of Aylsham town centre. Offering three bedrooms, two reception rooms, a conservatory, tandem garage and extensive parking, the property provides spacious and versatile living accommodation well suited to families, downsizers or those seeking the convenience of single-level living with additional first-floor space.

The accommodation is entered via a welcoming hallway, creating an immediate sense of space and providing access to the principal living areas. The lounge is a comfortable and inviting room, centred around a feature gas fireplace and enjoying pleasant views over the rear garden. Adjacent to this, the dining room offers an ideal setting for family meals and entertaining, flowing naturally through to the conservatory, which provides a further reception area overlooking the garden and could be enjoyed throughout the seasons.

The kitchen is fitted with a range of wall and base units, offering ample storage and work surface space for everyday cooking. A practical layout and access to the side of the property add further convenience to daily life.

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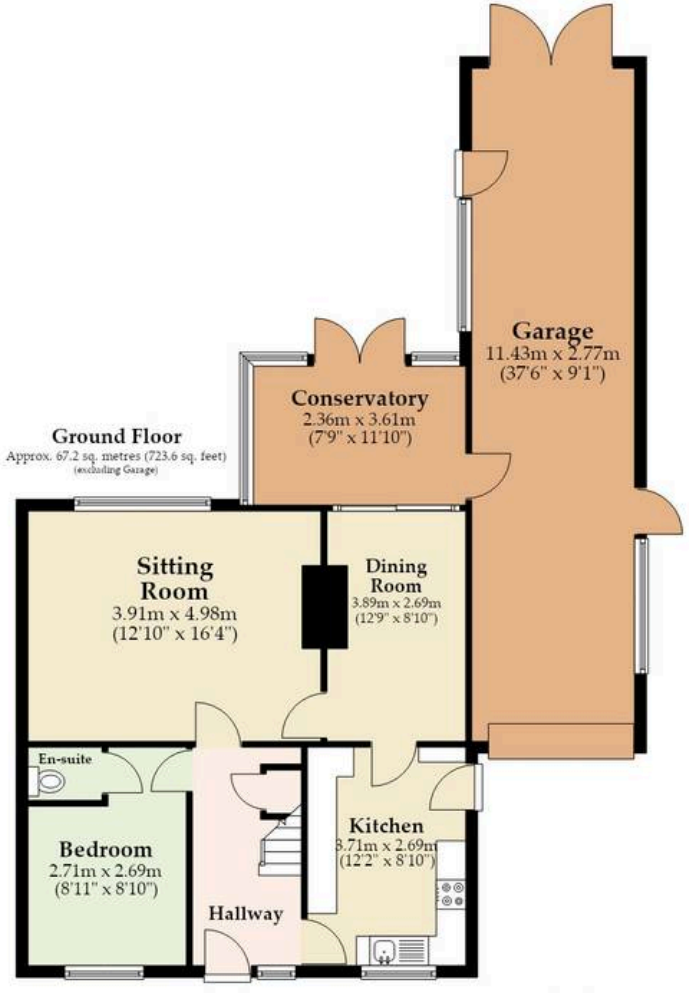
One of the property's most appealing features is the flexible bedroom arrangement. The ground floor includes a double bedroom with an adjoining en-suite WC, presenting an excellent opportunity for multigenerational living, visiting guests or those seeking accessible accommodation. Upstairs, two further double bedrooms benefit from useful eaves storage and are served by a family bathroom fitted with a bath and shower over.

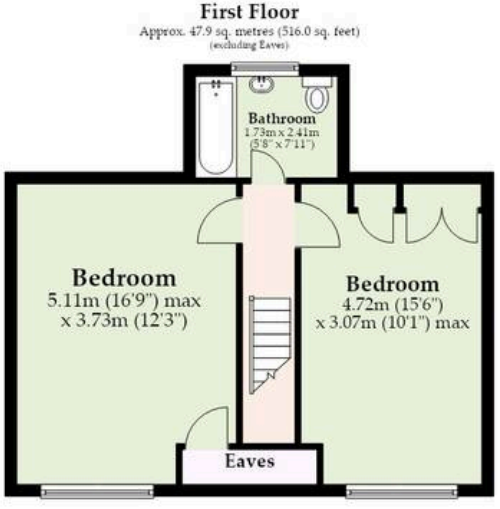
Outside, the property continues to impress. A substantial driveway provides parking for several vehicles and leads to the tandem garage, offering excellent storage, workshop potential or secure parking. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn, complemented by mature planting, a generous patio area ideal for outdoor dining and entertaining, and two useful storage sheds.

Agent's Note

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

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Total area: approx. 115.2 sq. metres (1239.5 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.

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Meet *Daryl*
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Your home, our market

homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

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Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

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