



OFFERS OVER

£600,000

Prince Of Wales Drive, Aylsham, NR11 6GP

Arnolds | Keys



THE PROPERTY

7 Prince Of Wales Drive, Aylsham, NR11 6GP

An exceptional five bedroom detached home occupying a desirable position at the edge of the popular Bure Meadows development, close to the market place in Aylsham. The property offers beautifully presented and contemporary accommodation perfectly suited to modern family living.

From the moment you step inside, the welcoming entrance hall sets the tone for the quality and space found throughout the home. The dual aspect living room provides a cosy yet bright space with a wood burning stove and bay window. At the heart of the home is the recently refitted, stylish and open plan kitchen, dining and family room, finished to a high standard. A separate utility room, cloakroom and snug complete the groundfloor accommodation.

The first floor continues to impress with five well proportioned bedrooms and a family bathroom. Three bedrooms benefit from their own ensuite bathrooms, while the impressive principal suite also features a dressing room.



The stylish open plan kitchen, dining and family room is an exceptional feature of this home. This bright and versatile space provides the perfect setting for everyday family life and relaxed entertaining, with French doors from both the dining area and family room opening directly onto the garden. Whether enjoying summer barbecues or simply unwinding with family, this beautifully connected room offers comfort, practicality and an inviting atmosphere.



INTERNAL

Property Details

ENTRANCE HALL

Composite door to front entrance, LVT herringbone pattern flooring throughout ground floor, carpeted stairs to first floor with built in cupboard underneath, radiator.

LIVING ROOM

A dual aspect room with double glazed bay window to side aspect and window to front, wood burning stove, radiator.

KITCHEN/DINER/FAMILY ROOM

The kitchen features two double glazed windows to rear aspect and is fitted with Neff appliances to include an integrated wine fridge, dishwasher, double electric oven with warming drawer, five ring induction hob with cooker hood over and fridge freezer. The kitchen comprises stylish wall and base units with brushed brass handles and a quartz worktop with inset double sink and drainer, radiator. The kitchen is open plan to the dining area and family room. The dining area has double glazed French doors to the rear garden with full length windows at either side, radiator and is open to: The family room also has double glazed French doors to the rear garden and a radiator.

UTILITY ROOM

Composite door to garden, fitted with wall and base units with quartz worktop over and inset sink, washing machine and tumble dryer.

CLOAKROOM

Double glazed window with obscured glass to rear aspect, WC, pedestal wash hand basin, radiator.

SNUG

Dual aspect room with double glazed window to front and rear aspect, radiator.

FIRST FLOOR LANDING

Double glazed windows to side and front aspect, carpet, two radiators, built in cupboard with shelving units and airing cupboard.

BEDROOM ONE

A dual aspect room with double glazed bay window to front and window to side aspect, carpet, radiator, doors to:

DRESSING ROOM

Built in wardrobes, three velux windows, radiator, carpet.

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising WC, pedestal wash hand basin, cubicle with mains connected shower, heated towel rail.

BEDROOM TWO

A dual aspect room with double glazed windows to side and rear aspect, radiator, carpet, built in wardrobes, door to ensuite:

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a four piece suite comprising WC, pedestal wash hand basin, bath with mixer tap, cubicle with mains connected shower, heated towel rail, vinyl flooring.

BEDROOM THREE

Double glazed window to side aspect, carpet, radiator, built in wardrobes, door to 'Jack and Jill' style shower room.

SHOWER ROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising WC, pedestal wash hand basin, cubicle with mains connected shower.

BEDROOM FOUR

Double glazed window to side aspect, radiator, carpet, built in wardrobes.

BEDROOM FIVE

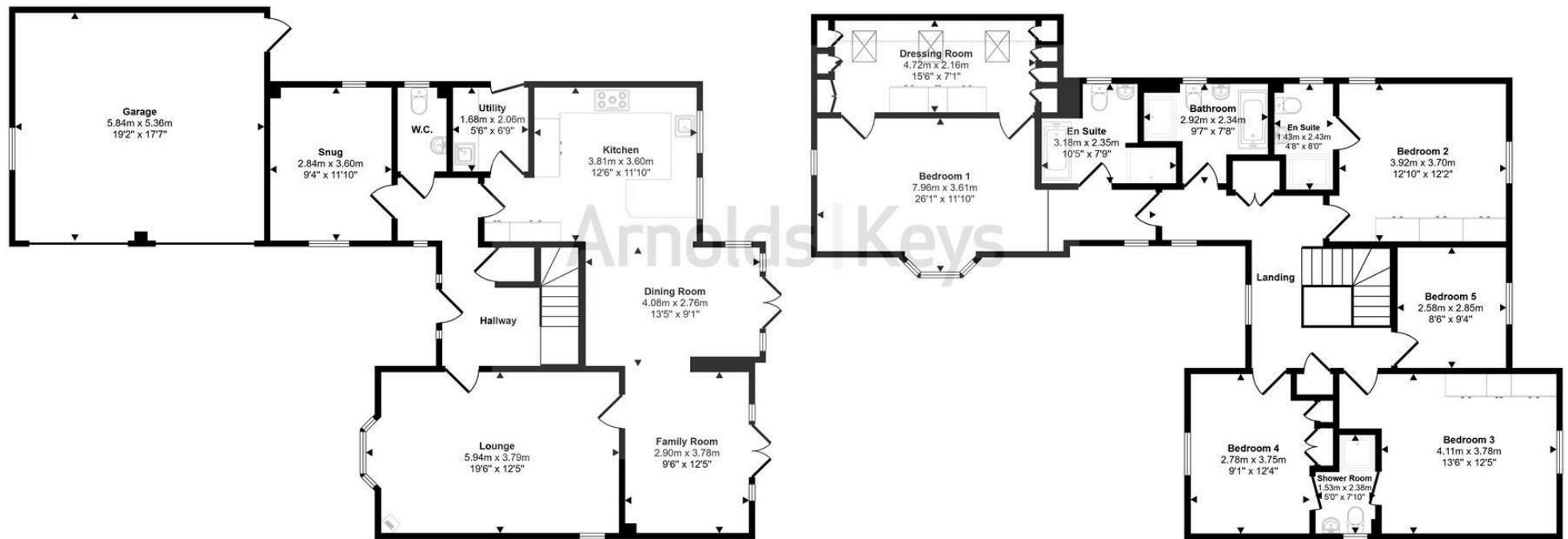
Double glazed window to side aspect, carpet, radiator.

FAMILY BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a four piece suite comprising WC, pedestal wash hand basin, bath with mixer tap, cubicle with mains connected shower, heated towel rail, vinyl flooring.



Approx Gross Internal Area
246 sq m / 2649 sq ft

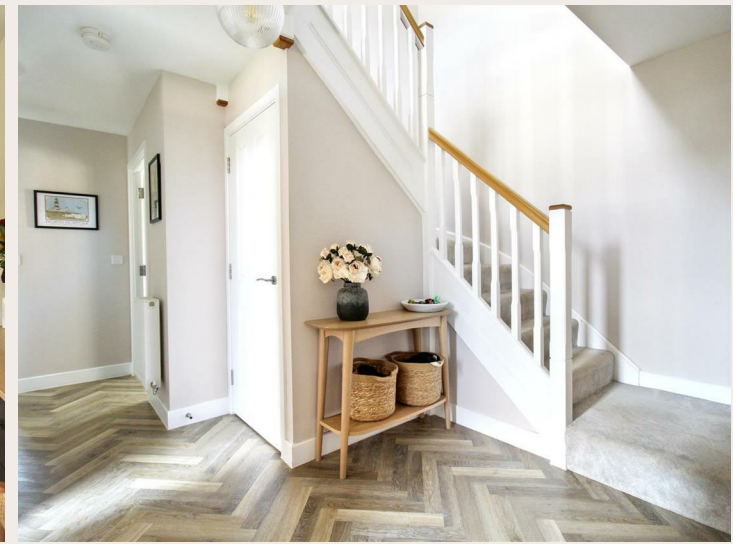


Ground Floor
Approx 123 sq m / 1329 sq ft

Denotes head height below 1.5m

First Floor
Approx 123 sq m / 1320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



EXTERNAL

Property Details

To the front the property features a large double width driveway providing off road parking for four vehicles and access to the double garage which has up and over doors, power, lighting and a double glazed window to side aspect. The rear garden is south facing and mainly laid to lawn with a patio and shingle seating area, and a range of mature shrubs.





LOCATION

7 Prince Of Wales Drive, Aylsham, NR11 6GP

Aylsham is a charming and historic market town located approximately 12 miles north of Norwich, offering an excellent range of amenities including a variety of independent shops, cafés, restaurants, supermarkets, healthcare facilities, a twice weekly market and well regarded schools. The nearby Bure Valley Path and Railway provide scenic routes, while the renowned Blickling Estate is just a short distance away. The Norfolk Broads and North Norfolk coastline are both within easy reach. Norwich is accessible in around 25 minutes by car and Norwich International Airport approximately 10 miles away. Combining excellent amenities with a picturesque setting, Aylsham remains one of North Norfolk's most desirable places to live.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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