

FREEHOLD



House - Mid Terrace (EPC Rating:)

AYLSHAM ROAD NORWICH NR3 2HD

Guide Price

£140,000

FEATURES

- Three Bedroom Mid-Terrace
- Separate Dining Room
- Ground Floor Bathroom
- Enclosed Rear Garden
- On street Parking
- Spacious Sitting Room
- Bright Fitted Kitchen
- Separate WC
- Three Generous Bedrooms
- Convenient Location



3 Bedroom House - Mid Terrace located in Norwich

This attractive three-bedroom mid-terrace home offers spacious and well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, growing families or investors.

A welcoming entrance porch leads into a bright and generous sitting room, providing ample space for comfortable seating and creating a warm and inviting atmosphere for relaxing or entertaining. The sitting room flows seamlessly into the spacious dining room, which easily accommodates a large family dining table and is perfect for everyday living and hosting guests. The dining room also provides access to the first floor.

The well-appointed kitchen is flooded with natural light from a large window and is fitted with a range of wall and base units, incorporating an oven, hob and sink, together with space and plumbing for a washing machine. A rear hallway leads from the kitchen, providing access to the enclosed rear garden. The ground floor also benefits from separate bathroom facilities, comprising a convenient WC and a family bathroom fitted with a corner bath and wash basin.

Upstairs, the property continues to impress with three generously sized bedrooms, all offering excellent natural light and ample space for a full range of bedroom furniture. The principal bedroom provides a particularly spacious retreat, while the additional bedrooms are ideal for children, guests or those working from home. The first-floor layout is both practical and well balanced, offering comfortable accommodation suited to a variety of household needs.

Outside, the enclosed rear garden provides a private space to relax and entertain, featuring a patio area and mature planting, offering the perfect setting to enjoy the warmer months.

Combining spacious accommodation, bright living areas and a practical layout, this delightful three-bedroom mid-terrace home offers excellent potential and is ready to be enjoyed by its next owners.

Guided at £140,000 - £150,000 due to ongoing insurance movement claim.

ENTRANCE PORCH

The property is entered via a welcoming entrance porch, providing a practical space for coats, shoes and everyday essentials. This useful entrance creates a pleasant first impression while offering a convenient transition into the main living accommodation.

SITTING ROOM

14" x 12"

Stepping into the sitting room, you are immediately greeted by a bright and spacious reception area designed with both comfort and relaxation in mind. A large front-facing window allows an abundance of natural light to flood the room, creating a warm and inviting atmosphere throughout the day. Generous proportions provide ample space for a variety of seating arrangements and additional furniture, making this an ideal space for family life, entertaining guests or simply unwinding. Its versatile layout allows buyers to personalise the room to suit their individual lifestyle.

DINING ROOM

12" x 11"

Flowing seamlessly from the sitting room is the generously sized dining room, offering an excellent space for both everyday dining and special occasions. The room comfortably accommodates a large family dining table with additional room for storage furniture, making it perfect for hosting family meals and celebrations. Bright and airy throughout, the dining room also houses the staircase leading to the first floor, naturally connecting the living and bedroom accommodation while maintaining an open and sociable feel.

KITCHEN

8" x 7"

The kitchen is a wonderfully bright and functional space, enhanced by a large window that fills the room with natural light. Fitted with a range of wall and base units, it offers ample worktop space for food preparation alongside an integrated oven, hob and sink. There is also space and plumbing for a washing machine, ensuring practicality for modern family living. The thoughtful layout provides excellent storage while maintaining a spacious and uncluttered feel.

REAR HALLWAY

Leading directly from the kitchen is a useful rear hallway, providing convenient access to the rear garden. This practical space serves as an ideal secondary entrance and offers additional flexibility for busy family life.

BATHROOM

The family bathroom is fitted with a distinctive corner bath and pedestal wash basin, creating a comfortable and functional space for everyday use. The layout offers a relaxing environment while providing everything required for family living.

WC

Complementing the bathroom is a separate cloakroom/WC, adding an extra level of convenience for families and visiting guests.

PRIMARY BEDROOM

12" x 11"

The principal bedroom is a spacious and peaceful retreat, offering generous proportions and an abundance of natural light. There is ample space for a double or king-size bed, wardrobes and additional bedroom furniture, creating a comfortable and relaxing environment.

BEDROOM TWO

11" x 9"

The second bedroom is another generously sized double room, ideal for family members or guests. With plenty of floor space and natural light, it comfortably accommodates a double bed alongside freestanding furniture and offers flexibility to suit a variety of needs.

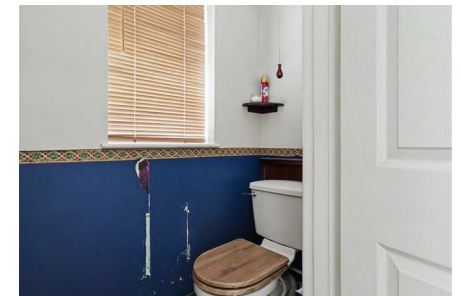
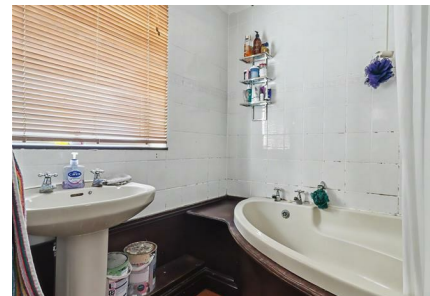
BEDROOM THREE

8" x 7"

The third bedroom is well-proportioned and highly versatile, making it perfect as a child's bedroom, nursery, guest room or home office. Bright and welcoming, it offers excellent flexibility for changing family requirements.

OUTSIDE

Outside, the enclosed rear garden provides a private outdoor space ideal for relaxing and entertaining. A paved patio offers the perfect setting for outdoor dining and summer gatherings, while the surrounding mature planting and established borders create an attractive backdrop. The garden offers an excellent balance of low-maintenance enjoyment and potential for further landscaping to suit individual tastes.





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LOCATION

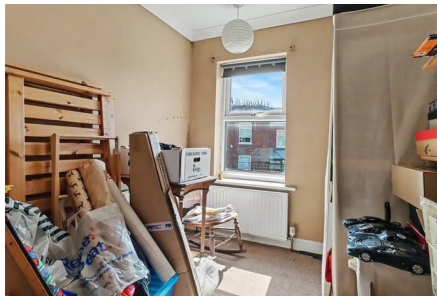
Situated on the ever-popular Aylsham Road, this property enjoys a convenient location just north of Norwich City Centre, offering easy access to a wide range of local amenities. Aylsham Road is well served by independent shops, supermarkets, cafés, takeaways and everyday conveniences, while nearby schools and healthcare facilities make the area particularly appealing to families.

Excellent public transport links provide regular bus services into Norwich City Centre, where an extensive selection of shopping, dining, entertainment and cultural attractions can be found. Norwich Train Station offers direct rail services to London Liverpool Street and other major destinations, making the location ideal for commuters.

The property is also within easy reach of the picturesque Waterloo Park, a popular green space featuring formal gardens, tennis courts, children's play areas and a café, perfect for outdoor recreation.

AGENTS NOTE

Please note there is an ongoing insurance claim for movement.



GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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.
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01603 555577

enquiries@baela.co.uk

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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

