

\* Your home may be repossessed if you do not keep up the repayments on your mortgage.

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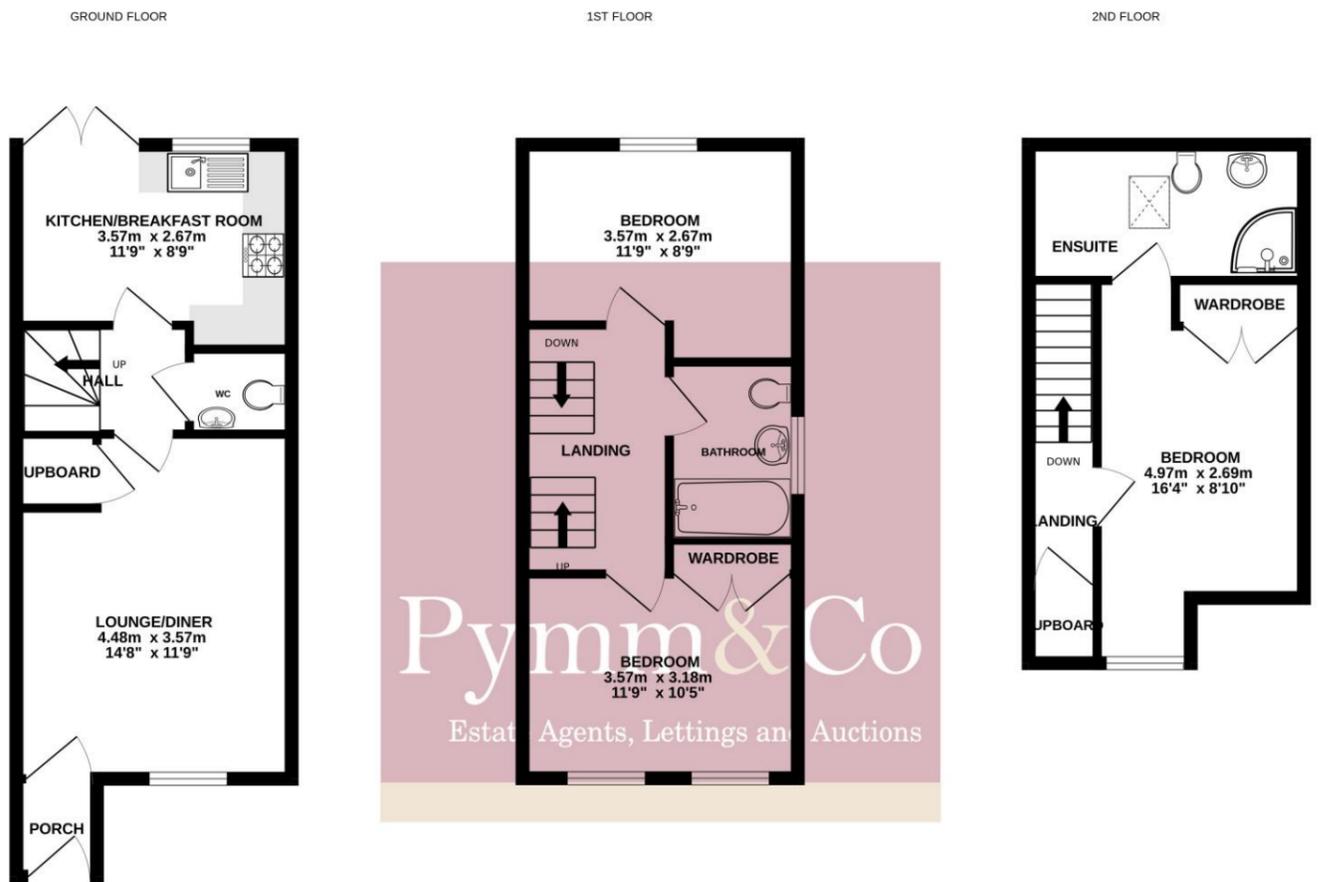
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This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Made with Metropix ©2025



**41 Hobart Lane, Aylsham, NR11 6FA - Price £270,000**

A spacious and well presented three storey end of terrace townhouse with a private top floor principal suite, enclosed garden and parking for two vehicles, situated within a popular modern development in Aylsham.

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## Property Details:

Located within the highly regarded Persimmon Homes development in the popular market town of Aylsham, this well presented end of terrace townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families, professionals or those seeking flexible modern living. The property has been thoughtfully designed to maximise both space and practicality, while benefiting from a pleasant position within the development and the valuable addition of private parking for two vehicles.

The property is approached via a welcoming entrance porch which provides a practical introduction to the home, featuring vinyl flooring and radiator, before leading through to the main living accommodation. The sitting room is a bright and comfortable space, enjoying a double glazed window to the front aspect which allows for excellent natural light throughout the day. The room also benefits from a useful understairs storage cupboard, television and telephone points, and provides ample space for a variety of furniture arrangements, creating an ideal setting for both relaxation and entertaining.

Positioned to the rear of the property, the kitchen and dining space is well equipped with a range of fitted base and eye level units complemented by work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink unit, integrated electric oven, gas hob and extractor, alongside an integrated fridge freezer and plumbing for both a washing machine and dishwasher. A wall mounted central heating boiler is also housed within this space. The kitchen enjoys a double glazed window overlooking the rear garden, while patio doors provide direct access outside, allowing for an easy connection between indoor and outdoor living. A conveniently located ground floor cloakroom is fitted with a wash hand basin and low level WC, enhancing the practicality of the layout.

The first floor landing provides access to two well proportioned bedrooms and the family bathroom. Bedroom two is a particularly generous double room, benefiting from built-in wardrobes and two double glazed windows, creating a bright and airy feel. Bedroom three provides further flexible accommodation, suitable for use as a guest room, nursery or home office. The family bathroom is fitted with a modern suite comprising bath with mixer taps, wash hand basin and low level WC, complemented by tiled splashbacks, extractor fan, radiator and a double glazed window.

Occupying the entire second floor, the principal bedroom forms an impressive and private retreat, offering excellent proportions and built-in wardrobes, alongside a double glazed window and access to loft space. The room is served by an en-suite shower room fitted with a shower cubicle, wash hand basin and low level WC, with part tiled walls, radiator and Velux window providing natural light and ventilation.

Externally, the property continues to impress with a fully enclosed rear garden designed for ease of maintenance and outdoor enjoyment. The garden features a patio seating area, ideal for alfresco dining, alongside shingle areas and a useful storage shed. A particular advantage of the property is the allocated parking to the rear, providing side by side parking for two vehicles, an increasingly desirable feature within modern developments.

The property is ideally positioned within easy reach of Aylsham's historic town centre, which offers a wide range of independent shops, cafés, supermarkets, schooling and everyday amenities, alongside excellent transport links to Norwich and the North Norfolk coastline.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.



## Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Tel: 01603 305805



### *Key Features:*

- End Of Terrace Three Storey Townhouse.
- Located On The Popular Persimmon Homes Development.
- Three Well Proportioned Bedrooms.
- Principal Bedroom Occupying The Entire Second Floor With En-Suite.
- Bright And Spacious Sitting Room With Understairs Storage.
- Modern Fitted Kitchen With Integrated Appliances.
- Family Bathroom On The First Floor.
- Enclosed Garden With Patio and Side Gate.
- Private Parking For Two Vehicles.
- Offered With No Onward Chain.

**Agents Note: The property is subject to an annual estate management charge of approximately £243 per annum.**



