

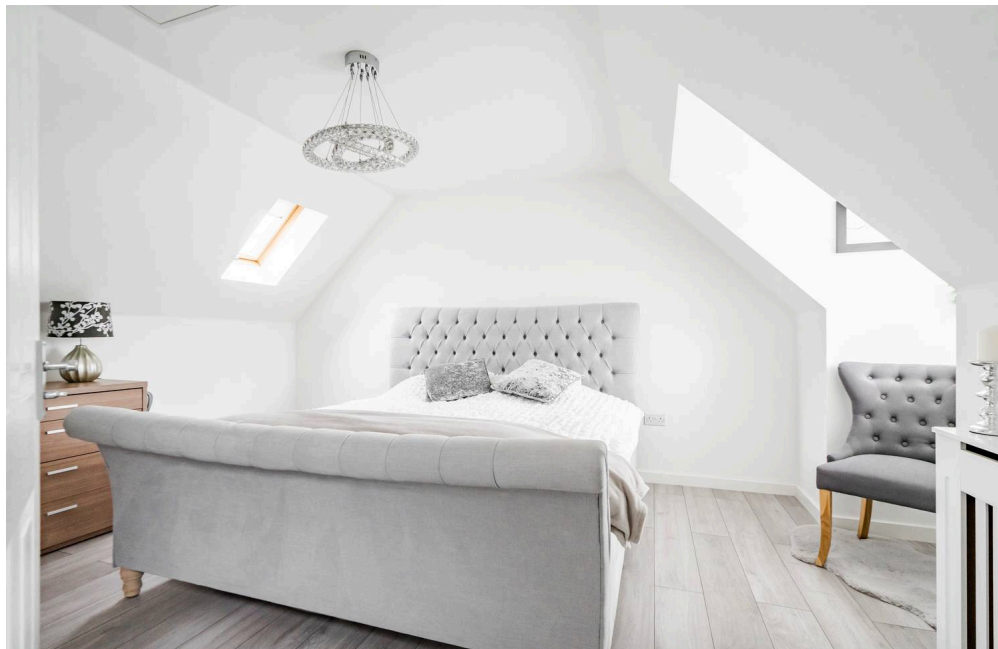
## 9 Liz Jones Way, Aylsham

£425,000 Freehold

This exquisite three-storey detached house, nestled within a charming neighbourhood, offers a harmonious blend of style and functionality. Boasting a meticulously maintained interior, this property presents a luxurious living experience for the discerning homeowner. Featuring four bedrooms, two of which are elegantly appointed with ensembles, this residence is designed to accommodate the modern family with ease and sophistication.

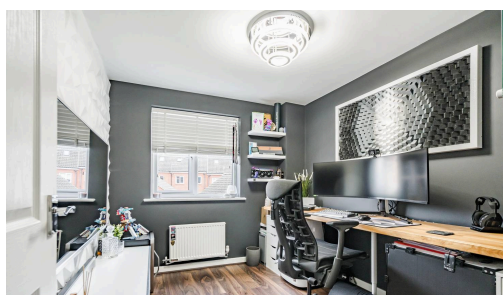
## Location

Liz Jones Way is nestled in the charming market town of Aylsham, a desirable location with a welcoming community atmosphere and a wealth of amenities nearby. Aylsham offers a blend of history and modern convenience, with its bustling town centre featuring independent shops, cafes, and eateries, as well as a regular farmers' market showcasing local produce. The town is surrounded by picturesque countryside, ideal for scenic walks and outdoor pursuits. Situated within easy reach of Norwich, only a 25-minute drive away, and close to the stunning North Norfolk coast, this location provides a perfect balance of rural tranquillity and access to city life. Families will appreciate the well-regarded schools and community events, while commuters can enjoy straightforward road connections via the A140. Liz Jones Way offers a fantastic opportunity to enjoy the best of Norfolk's lifestyle.



## Liz Jones Way

Upon entering into the entrance hall, guests are greeted by a seamless flow leading to the inviting lounge, ground floor WC, and the heart of the home - the open-plan kitchen/dining room. With French doors opening to the rear garden, this space is ideal for both intimate family gatherings and entertaining guests.



The kitchen is an ideal space for meal prep, equipped with a contemporary range of grey gloss wall and base units, luxury quartz work surfaces, and integrated appliances, including a wine chiller.

The first floor is dedicated to bedrooms 2, 3, and 4, with the second bedroom boasting its own ensuite bathroom. A well-appointed family bathroom completes this level, offering a tranquil retreat for relaxation. Ascend to the second floor to discover the main bedroom, featuring a wardrobe and a convenient ensuite bathroom illuminated by skylight windows that flood the space with natural light.

Noteworthy features of this remarkable property include underfloor heating, Hilary's fitted blinds, Bowers & Wilkins premium ceiling speakers, and Hikvision CCTV for enhanced security. An electric car charger adds to the modern conveniences, while the landscaped garden with a large porcelain patio provides a private outdoor oasis for enjoying al fresco moments.

Externally to the front, the property offers tandem parking, a brick weave driveway, a detached garage, and a fully enclosed rear garden with ample space for outdoor activities. With every detail thoughtfully considered and meticulously crafted, this property presents a rare opportunity to own a sophisticated and elegant residence in a highly desirable locale. Experience luxurious living at its finest in this impeccable home.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Maintenance fee of £199.05 per year

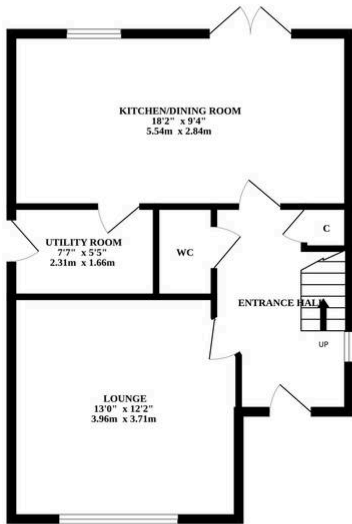
Council Tax band: D

EPC Energy Efficiency Rating: B

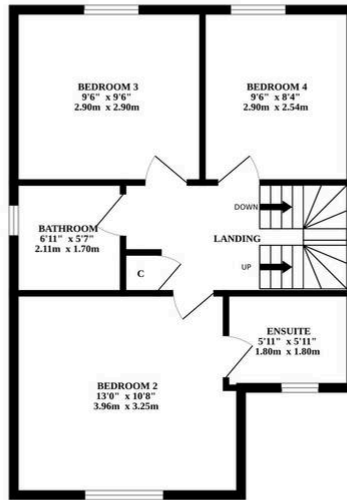
EPC Environmental Impact Rating: B



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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