



Minors & Brady

33 Hungate Street, Aylsham

Guide Price: £425,000 - £450,000

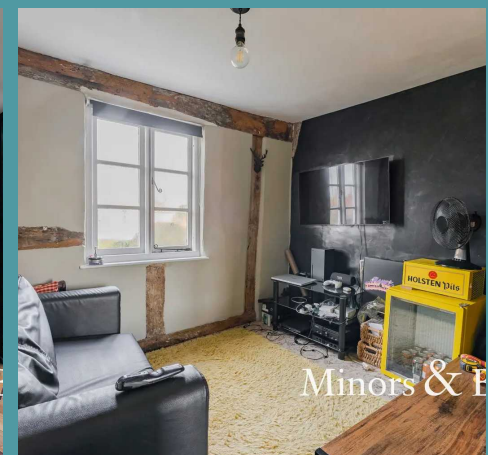
# 33 Hungate Street

Aylsham, Norwich

Charming home with a luxurious blend of modern features, situated in the market this three bedroom end-terrace property situated in the unspoilt traditional market town of Aylsham. Boasting high quality finishing touches, this home provides a versatile floorplan with plenty of space for not only family living but also a generous amount of room for hosting and entertaining guests. An abundance of wonderful amenities can be found nearby and the courtyard garden is perfect for a spot of alfresco dining in the warmer months.

## THE LOCATION

Nestled within the picturesque countryside of Norfolk, Aylsham beckons with its timeless charm and idyllic setting. This historic market town, situated along the banks of the River Bure, offers a quintessential English experience. Streets lined with traditional architecture lead to quaint shops, local pubs, and vibrant markets, all contributing to a warm and welcoming community atmosphere. Surrounded by the lush beauty of the Norfolk Broads and within easy reach of both the coast and city, Aylsham provides the perfect balance between rural tranquility and convenient connectivity.





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### HUNGATE STREET

Upon entering, you are greeted by a living room that exudes charm and character, featuring sash windows, brick accents, exposed beams and wall panelling. The ideal space for hosting family and friends, this room strikes the perfect balance between original features and modern elements, creating a warm atmosphere. The fitted kitchen, which boasts a range of wall and base units, granite worktops and matching upstands. Equipped with space for a fridge freezer and featuring a Karndean floor with underfloor heating, this space is primed for family gatherings. Additionally, the property includes an office space with a Karndean floor and underfloor heating, complete with aluminium windows and a door to the outside. Perfect for those looking to work from home or seeking a quiet space for productivity.



The property comprises three bedrooms, offering ample space for all members of the household. The re-fitted stylish, ground floor bathroom is a sanctuary in itself, showcasing a suite that includes a low level WC, pedestal wash basin, and a luxurious roll-top bath with claw feet and a drench head shower over.



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To the rear of the property is a Mediterranean inspired courtyard garden, tiled with an attractive Italian marble water feature & mature garden plants, such as Wisteria, growing down the side of the house. This makes for a lovely outside entertaining area.

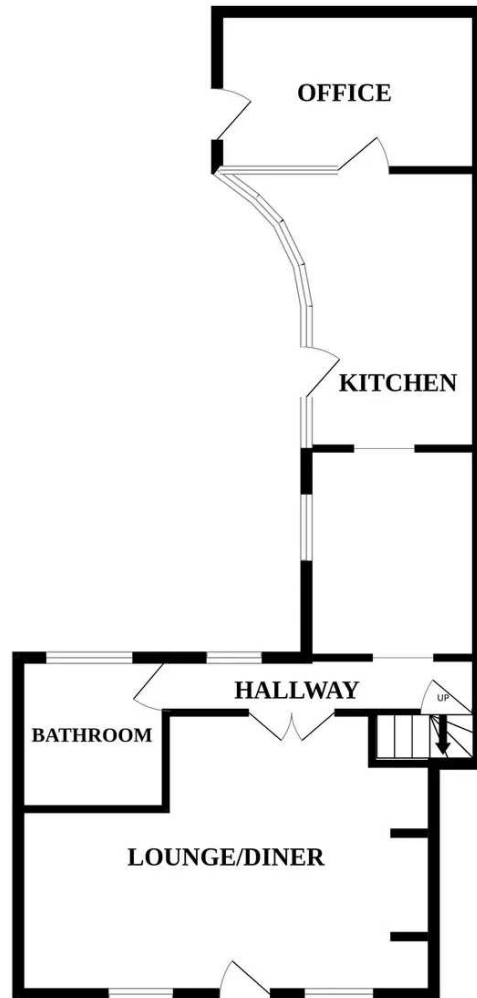
### AGENTS NOTE

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

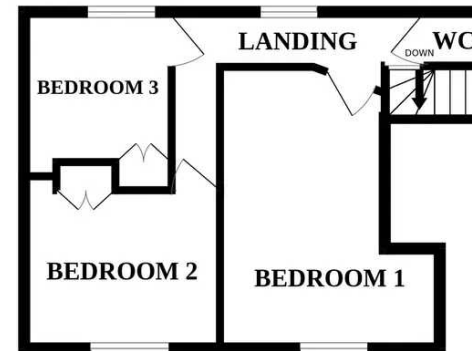
Council Tax Band - C



GROUND FLOOR



1ST FLOOR



HUNGATE STREET,AYLSHAM,NR11 6AA

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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