



5 Holman Close, Aylsham, Norfolk

**STRUTT & PARKER**  
BNP PARIBAS GROUP 



## 5 Holman Close, Aylsham, Norfolk, NR11 6DD

A generous and extended detached house in the Georgian market town of Aylsham.

Aylsham Market Place 0.3 miles, Coast 11 miles,  
Holt 12 miles, Norwich 12 miles,

Ground Floor: Entrance hall | Sitting room  
Dining/reception room | Kitchen | Office/utility  
room | Guest wc

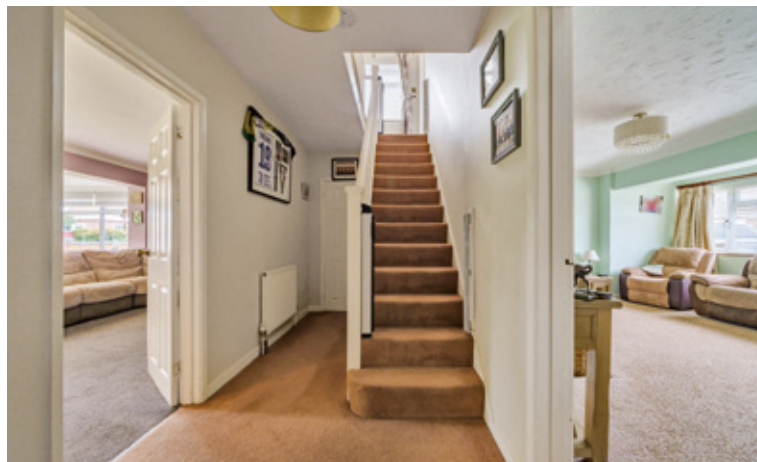
First Floor: Landing | Principal bedroom with  
en suite bath and shower room | Three further  
bedrooms, one with en suite shower room  
Family shower room

Outside: Off street parking | Carport | Terrace  
Garden | Summer house | Sheds | Kennel

EPC - C

### The Property

5 Holman Close is a generous and extended detached house with comfortable family accommodation throughout. Inside the property enjoys a welcoming entrance hall leading to a spacious sitting room with open fire and bay window. To the rear of the property is large family room with seating and dining areas filled with natural light from windows and French doors out to the gardens. This room is also semi open plan to a lovely kitchen with shaker style cabinets under composite worktops, integrated appliances, kitchen island, breakfast bar, wine fridges and drinks cabinet. There is a good sized office with utility area and a downstairs guest wc. Upstairs is the principal bedroom with fitted wardrobes and en suite bath and shower room. There are a further three bedrooms, one with an en suite shower room and a separate family shower room. The property is presented in good condition throughout and is EPC rated C.





Outside, the property has off street parking for a number of vehicles as well as a covered carport which leads through to the rear of the property where there is a terrace, lawn garden and range of outbuildings, including sheds, kennel and open framed summer house with power.

### Location

5 Holman Close is situated in the Georgian market town of Aylsham with a full range of excellent amenities including schooling, shopping, supermarkets, public houses, bakeries, butchers, and sports centre. Blickling Hall which is owned by the National Trust, is about 1½ miles away and the charming Norfolk beaches are 11 miles to the north where there are a wide variety of leisure activities. Schooling is available in both the private and public sectors with Gresham's School at Holt, Beeston Hall at West Runton. The Cathedral City of Norwich, the regional centre is 12 miles to the south and offers a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing regular service to London and Cambridge. On the North side of the City is Norwich international Airport which caters for both domestic and international flight destinations.

### Directions

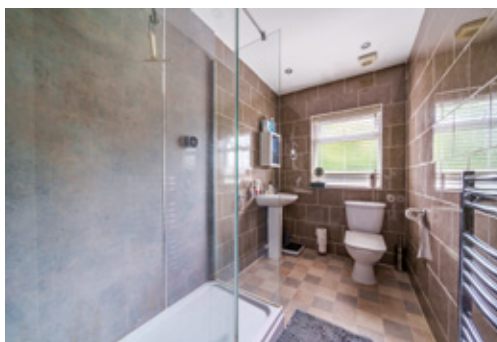
From the Market Place in Aylsham, head west on Penfold Street and fork left at the Thatched Water Pump followed by an immediate right onto Holman Road. Continue for a short distance and take the second right turn onto Holman Close, where number 5 can be found on the left hand side.

### General

**Tenure:** Freehold

**Services:** Mains gas central heating, mains water, electricity and drainage.

**Local Authority:** Broadland District Council  
(Tax Band: D)





**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Guide Price:** £595,000

**Viewing:** Strictly by appointment through Strutt & Parker.

**Norwich**  
4 Upper King Street, Norwich, Norfolk NR3 1HA  
**01603 617431**

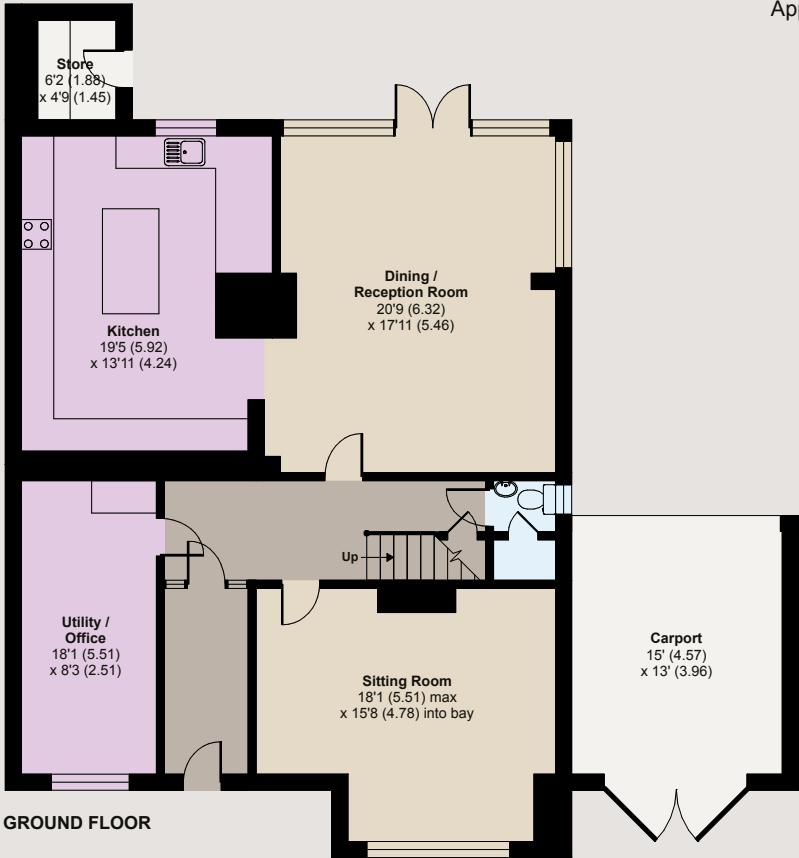
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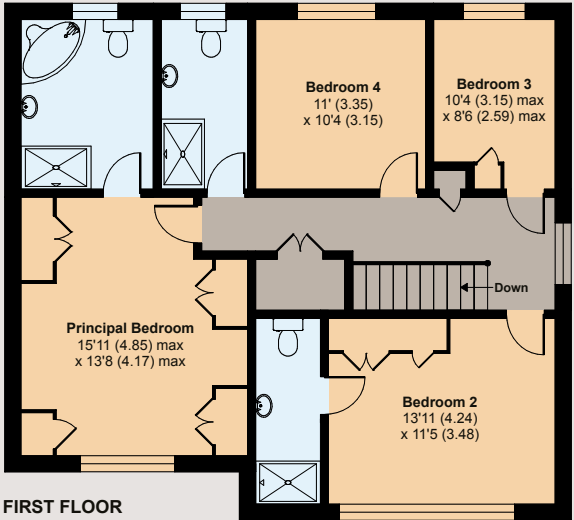
60 offices across England and Scotland, including Prime Central London

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Approximate Area = 2332 sq ft / 216.6 sq m (excludes carport & store)  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023.  
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