

Aldreds
Estate Agents

13 St. Marys Road, Stalham, NR12 9DU

£250,000

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Stalham, NR12 9DU

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- Spacious Accommodation
- Convenient Location
- Driveway Parking
- Oil Central Heating
- Lots of Potential for Further Improvement
- En Suite Shower Room
- Three Bedrooms
- Nicely Enclosed Garden
- Popular Broadland Town
- Be Quick to View!

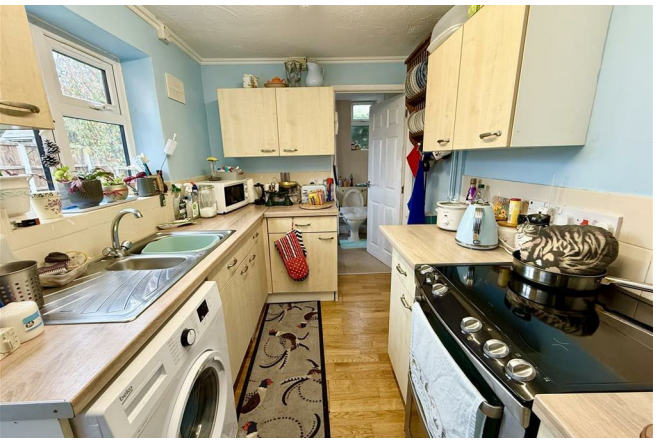


Nestled on St. Marys Road in the Broadland town of Stalham, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With three well-proportioned bedrooms, including a master bedroom complete with an en suite shower room, this property is perfect for family living.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, making it easy to create cherished memories with loved ones. The additional bathroom ensures convenience for all family members and visitors alike.

Parking is a breeze with a driveway that accommodates up to three vehicles, a valuable feature in today's busy world. The property is equipped with oil central heating, as well as a multi fuel stove ensuring warmth and comfort throughout the colder months.

Situated in a convenient central location, with easy access to local amenities, schools, and transport links, this spacious family home is not just a place to live; it is a place to thrive. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this delightful house your new home.





Entrance Hall

Part glazed composite entrance door, radiator, stairs to first floor landing, door giving access to;

Lounge 13'1" reducing to 12'0" x 13'1" (4m reducing to 3.68m x 4m)

Window to front aspect, radiator, power points, fireplace with a multi fuel stove, access to;

Dining Room 11'6" x 9'7" (3.52m x 2.94m)

Glazed French doors leading to rear garden, airing cupboard housing hot water cylinder, built-in cupboard, walk-in storage cupboard with window to side, doorway giving access to;
to;

KItchen 10'9" x 6'9" (3.29m x 2.06m)

Window to side aspect, part glazed door to rear garden, range of fitted kitchen units with rolled edge work surface, stainless steel sink drainer with mixer tap, electric tap, door giving access to;



Bathroom
Windows to side and rear aspects, panelled bath with electric shower over, hand wash basin, low level w.c., heated towel rail.

First Floor Landing
Window to side aspect, doors leading off;

Bedroom 1 10'3" x 12'1" reducing 9'7" (3.14m x 3.7m reducing 2.94m)
Window to front aspect, power points, radiator, door giving access to;

En-Suite Shower Room
Tiled shower cubicle with electric shower, low level w.c., hand wash basin.

Bedroom 2 9'1" x 8'1" (2.77m x 2.48m)
Window to rear aspect, radiator, power points.

Bedroom 3 9'4" x 7'10" (2.86m x 2.39m)
Window to rear aspect, radiator, power points.

Directions

From Aldreds Stalham office, proceed along St Johns Road turning right at the junction onto Brumstead Road, take the first left hand turning into Campingfield Lane. St Marys Road is on the left hand side, the property can be found a short way along on the left hand side.



Outside
The property occupies a generous plot with a driveway extending to the side of the property through double gates with an external accessed boiler cupboard housing oil fired boiler. The garden offers lawned gardens to front and rear, with a patio area to the rear of the property and ornamental pond to the front, uPVC oil storage tank, timber garden shed.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: B.

Location
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular bus service to Great Yarmouth and the fine City of Norwich.

Reference
PJL/S10122



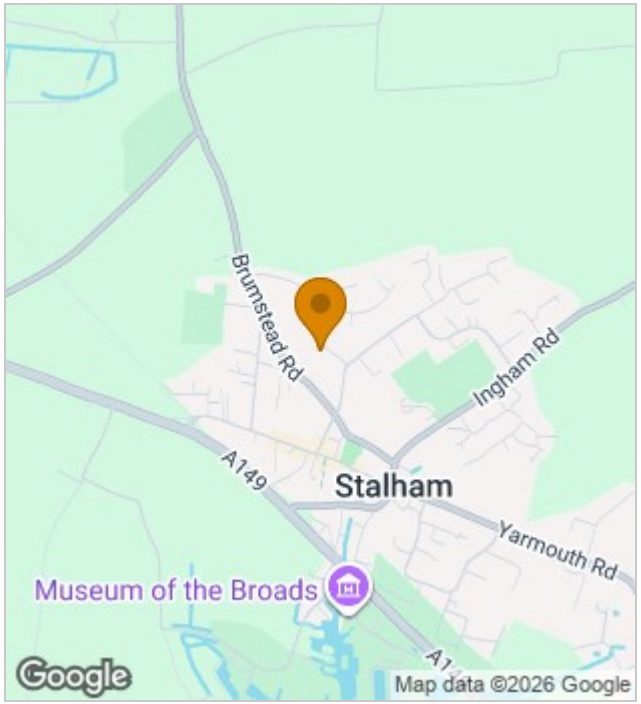




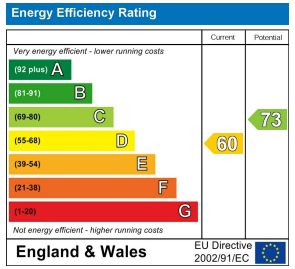
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA