

Aldreds
Estate Agents



11 St. Margarets Place, Sea Palling, Norwich, NR12 0UU

£300,000





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- Spacious Semi Detached House
- En Suite Shower Room
- Generous Corner Plot Garden
- Garage & Driveway
- Must View to Appreciate!
- Four Bedrooms
- Three Receptions
- Oil Central Heating
- Popular Coastal Village

Aldreds are delighted to offer this significantly extended, ex local authority property located in the desirable coastal village of Sea Palling, This hugely spacious family home offers approximately 1541Sq ft of accommodation including an entrance hall, lounge, separate dining room, open plan kitchen and day room, utility room, ground floor cloakroom, four bedrooms, master en-suite, bathroom and separate w.c. The property offers oil fired central heating, uPVC sealed unit double glazed windows, off road parking, a garage and a generous corner plot garden with attractive views towards The Church of St Margarets, Sea Palling. Early internal viewing is highly recommended to appreciate this spacious home in a popular coastal location.



Entrance Hall

Part glazed entrance door and window to front aspect, stairs to first floor landing, radiator, doors leading off;

Cloakroom

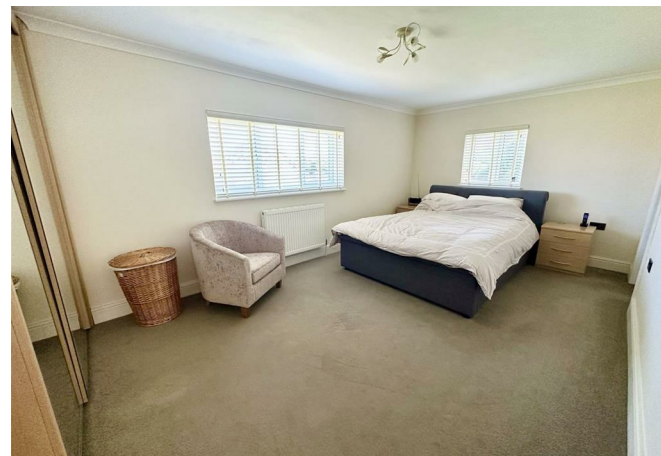
Obscure glazed window to front aspect, low level w.c., hand wash basin, part tiled walls, tiled flooring.

Lounge 14'2" x 12'6" (4.32 x 3.81)

Window to rear aspect, radiator, power points, television point, timber fireplace surround with tiled inset and hearth, wall lighting.

Dining Room 20'4" x 9'1" at max (6.20 x 2.77 (6.19 x 2.76) at max)

A spacious triple aspect room with windows to front, side and rear, original pantry cupboard with quarry tiled floor and obscure glazed window to front aspect, two radiators, power points, television point, door giving access to;





Kitchen 10'11" x 8'4" (3.33 x 2.54 (3.32 x 2.53))

Window to front aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mono bloc tap, integrated electric double oven, ceramic hob and extractor, space for fridge freezer, plumbing for dishwasher, open plan access to;

Day Room 17'9" x 10'4" (5.41 x 3.15)

A spacious double aspect room with two windows to rear aspect, glazed French doors leading to rear garden, two radiators, power points, television point, thermostat, door giving access to;

Utility Room 8'5" x 6'6" (2.57 x 1.98)

Part obscure glazed door to front, side facing window, tiled flooring, a range of fitted units with rolled edge work surface, plumbing for washing machine, power points, radiator, wall mounted oil fired boiler for hot water and central heating.

First Floor Landing

Windows to front and side aspects, two loft accesses, power points, radiator, wall lighting, doors leading off;

Directions

From Aldreds Stalham proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow this road through Ingham passing The Swan Public House on the right hand side, proceed towards Sea Palling bearing round to the right hand bend, turn right at the junction, and continue. On arriving in the village of Sea Palling continue along turning right into St Margarets Place where the property can be found at the end of the road in the far left hand corner.



Master Bedroom 17'9" x 10'3" (5.41 x 3.12)

Windows to side and rear, fitted wardrobe radiator, power points, door giving access to;

En-Suite Shower Room

Obscure glazed window to side aspect, part tiled walls and floor, pedestal hand wash basin, low level w.c., walk-in shower with fixed screen, integrated shelving, heated towel rail, ventilation.

Bedroom 2 14'5" reducing to 11'7" x 10'11" (4.41m reducing to 3.54m x 3.35m)

Window to rear aspect, radiator, power points, open fronted built-in wardrobe, television point.

Bedroom 3 11'10" x 9'1" (3.61 x 2.77)

Window to rear aspect, radiator, power points.

Bedroom 4 9'6" x 8'6" at max (2.90 x 2.59 at max)

Window to front aspect, radiator, power points, built-in open fronted cupboard.

Bathroom

An ongoing project by the current owner, obscure glazed window to front aspect, panelled bath with tiled surround, preparation for radiator, hand wash basin within a fitted vanity unit, shower tray.

W.C.

Obscure glazed window to front aspect, radiator, low level w.c., hand wash basin within a fitted vanity unit.

Outside

The property occupies a delightful corner plot position at the end of this small cul-de-sac with driveway leading to a single garage. The spacious garden offers a high degree of privacy with mature hedgerows to boundaries, the garden is predominately laid to grass with a decked seating area which is accessed of the day room, There's an attractive view down the garden towards Sea Palling Church. uPVC oil storage tank.

Tenure

Freehold.

Services

Main water, electric and drainage.

Council Tax

North Norfolk District Council - Band: B

Agents Note

A Section 157 covenant exists requiring that prospective purchasers have lived or worked in Norfolk for the immediate three years prior to purchase.

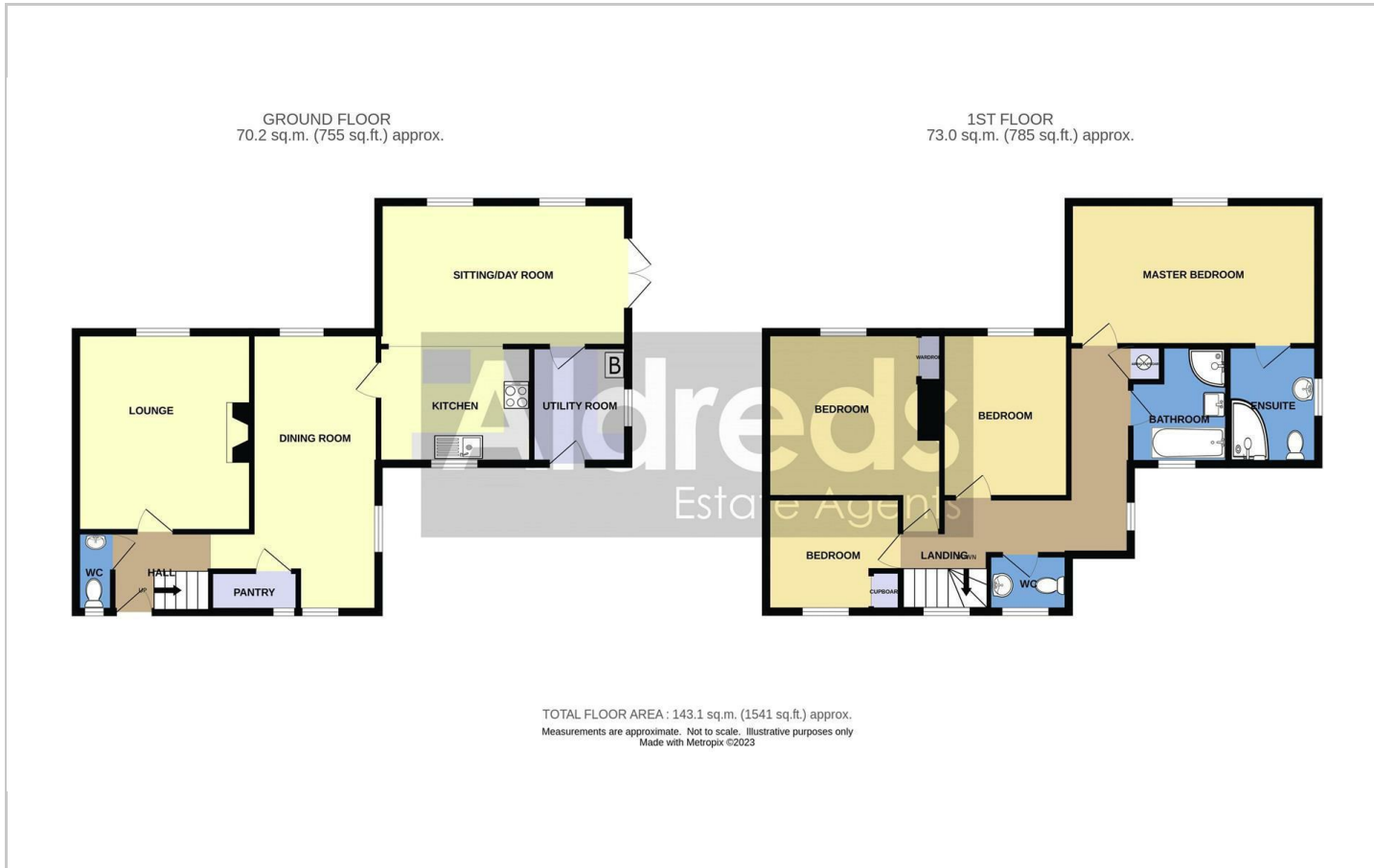
Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including a Supermarket, Doctors and Schools.

Reference

PJL/S9722

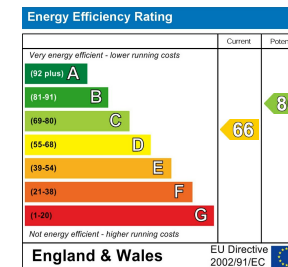
Floor Plans



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.

Disclaimer

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