

**Aldreds**  
Estate Agents



21 Calthorpe Close  
Stalham, Norwich, NR12 9EE

£190,000





## 21 Calthorpe Close

Stalham, Norwich, NR12 9EE

Aldreds are pleased to offer this three bedroom end terrace house situated in an established residential position within the popular Broadland town of Stalham. This nicely positioned property backs on to open farmland allowing far reaching views and offers accommodation including an entrance hall, lounge/diner, kitchen, conservatory, three bedrooms and bathroom. The property offers storage heating, uPVC sealed unit double glazed windows, gardens to front and rear and a garage en-bloc. Ideally suited to those looking for a first time purchase or an investment purchase, early viewing is highly recommended.

### Entrance Hall

Obscure glazed entrance door with glazed side panel, power points, telephone point, storage heater, stairs to first floor landing, door giving access to;

### Lounge/Diner

24'5" x 12'7" reducing to 7'6" (7.45m x 3.86m reducing to 2.31m)

A spacious double aspect room with window to front and window and glazed door leading to conservatory to rear, two storage heaters, power points, television point, door giving access to;

### Kitchen

10'2" x 7'11" (3.10 x 2.41 (3.11 x 2.42))

Rear inward facing window, a range of fitted kitchen units with solid wood work surface, stainless steel sink drainer with mixer tap, plumbing for washing machine, electric cooker point, extractor, under stair cupboard, storage heater.

### Conservatory

14'1" x 7'0" (4.29 x 2.13 (4.28 x 2.14))

Of a timber construction on a brick built base with a pitched Polycarbonate roof, power points.

### First Floor Landing

Window to side aspect, loft access, airing cupboard housing hot water cylinder with immersion heater, power points, doors leading off;

### Bedroom 1

12'1" x 8'10" (3.68 x 2.69 (3.69 x 2.7))

Window to front aspect, storage heater, power points.







### Bedroom 2

12'0" x 8'10" reducing to 7'3" (3.66m x 2.71m reducing to 2.21m)

Window to rear aspect allowing a delightful countryside view across open farmland, power points.

### Bedroom 3

9'4" x 6'10" at max (2.84 x 2.08 at max)

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

### Bathroom

Obscure glazed window to rear, part tiled walls, storage heater, white suite comprising of pedestal hand wash basin, low level w.c., panelled bath with shower over, shaver point.

### Outside

To the front of the property is a shingled enclosed garden with mature hedgerow to boundaries, the property faces a communal lawned area. To the rear, there is a garden backing on to open farmland, enclosed with close board panel fencing to boundaries, timber garden shed, timber decking and gate giving pedestrian access to the garage area, where the property benefits from a garage en-bloc.

### 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 handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

PJL/9680



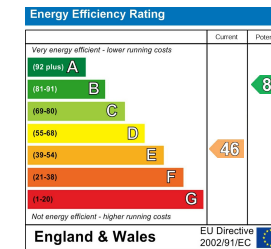
## Floor Plan



## Area Map



## Energy Efficiency 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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