

Aldreds
Estate Agents



9 Dunkerley Court
Stalham, Norfolk, NR12 9EW

£185,000



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Aldreds are pleased to offer this beautifully presented one bedroom bungalow for the over 55's, located in this popular Hanover Scheme. The property is located in a convenient position, central in the town, making it ideal for easy access to all the local amenities. The well presented accommodation includes an entrance hall, lounge/diner, kitchen, conservatory, one double bedroom and a shower room. The Dunkerley Court scheme benefits from 24 hour warden call assistance, communal lawned grounds and parking. The property also offers a private, low maintenance rear garden. Early internal viewing is highly recommended to appreciate this well appointed property.

Entrance Hall

Part obscure glazed entrance door, storage heater, power point, built-in cloaks cupboard, loft access, smoke detector, telephone point, doors leading off;

Shower Room

8'1" x 5'10" (2.48m x 1.8m)

Obscure glazed window to front aspect, fully tiled walls and floor, low level w.c., pedestal hand wash basin, shower cubicle with fixed screen with an electric shower attachment, shavers point.

Lounge

14'11" x 10'10" (4.55m x 3.32m)

Window to front aspect, power points, television point, telephone point, storage heater, warden assistance intercom system, doorway giving access to;

Kitchen

8'7" x 7'11" (2.63m x 2.43m)

Obscure glazed inward facing window, tiled flooring, a range of fitted kitchen units with rolled edge work surface, fully tiled walls and floor, stainless steel sink drainer, ceramic hob, extractor, electric oven, space for fridge and freezer, plumbing for washing machine, wall mounted electric heater, part glazed door giving access to;

Conservatory

9'1" x 6'4" (2.78m x 1.95m)

Of a uPVC sealed unit double glazed construction with a glazed roof and French doors leading to rear garden, wall light, power points.





Bedroom

11'10" x 9'10" (3.63m x 3.02m)

Rear facing window, two built-in wardrobes, airing cupboard housing hot water cylinder with immersion heater, emergency assistance pull cord, power points.

Outside

The property sits in beautifully maintained communal grounds with tarmac pathways, lawned areas and lighting. The property benefits from a low maintenance, enclosed rear garden with close board panel fencing to boundaries and pedestrian gate to rear with well stocked planting to borders. There is allocated parking within the communal parking area.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Energy Performance Certificate (EPC)

EPC Rating: TBC

Agents Note

The property forms part of the Hanover operated Dunkerley Court scheme for the over 55's. A monthly service/maintenance charge of approximately £152.92 is currently payable as of 2023. This includes buildings insurance, warden assistance services, some external and grounds maintenance.

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 the fine city of Norwich.

Reference

PJL/S



Floor Plan



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

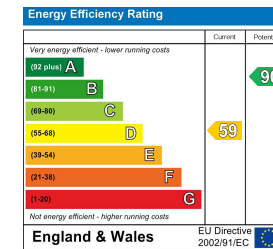
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Area Map



Energy Efficiency Graph



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