

Aldreds
Estate Agents



Greensteps St. Johns Road

Stalham, Norwich, NR12 9BE

£450,000



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Aldreds are delighted to offer this spacious detached house, located in a desirable position close to the amenities of this popular Broadland town. This beautifully appointed property offers accommodation including a spacious entrance hall, lounge, dining room, study, ground floor cloakroom, kitchen/breakfast room, garden room, four first floor double bedrooms, master en-suite bathroom and family bathroom. The property benefits from oil fired central heating, uPVC sealed unit double glazed windows, a spacious driveway, 8m long adjoining garage and delightful landscaped gardens. Now offered with no onward chain, early internal viewing is strongly recommended to appreciate.

Entrance Porch

5'4" x 4'10" (1.63m x 1.48m)

Part obscure glazed composite entrance door, tiled flooring, radiator, wall light, part glazed French doors leading to hallway.

Hallway

Stairs to first floor landing with under stair cupboards, one housing plumbing feed into kitchen for washing machine, radiator, power points, doors leading off;

Study

11'6" x 10'7" (3.51m x 3.23m)

Window to front aspect, radiator, power points tiled flooring.

Lounge

22'7" x 13'9" (6.9m x 4.21m)

A spacious living space with a stone fireplace surround with a multi fuel stove, power points, television point, thermostat, two radiators, fitted and illuminated cabinets, door to kitchen, glazed sliding door and full height glazing into garden room, glazed doors leading to;

Dining Room

13'7" x 8'9" (4.15m x 2.69m)

Window to front aspect, radiator, power points, a range of fitted illuminated furniture with integrated desk, shelving and cupboards.

Cloakroom

6'2" x 3'6" (1.9m x 1.07m)

Low level w.c., pedestal hand basin with tiled splash backs, radiator, ventilation.

Kitchen/Breakfast Room

17'10" x 14'8" (5.45m x 4.49m)

Tiled flooring, radiator, service access to garage, a range of fitted kitchen units with rolled edge work surface with tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric double oven, ceramic hob, extractor, pelmet lighting, fridge, plinth heater, space and plumbing for washing machine, dishwasher, space and vent for tumble dryer, oil fired boiler for hot water and central heating, sliding door giving access to;

Garden Room

32'4" x 8'8" (9.88m x 2.65m)

A tremendous, bright space backing directly onto the rear garden with a partially glazed roof and full height windows to side and rear aspects, with sliding doors giving access to the lawn, tiled flooring, two wall mounted electric heaters.

First Floor Landing

Window to side aspect, radiator, power points, loft access, smoke detector, airing cupboard housing pressurised hot water cylinder, doors leading off;

Master Bedroom

17'1" extending to 19'9" x 13'10" (5.22m extending to 6.03m x 4.22m)

Window to rear aspect, radiator, power points, television point, free standing double wardrobe, door giving access to;





En-Suite Bathroom

10'8" x 5'10" (3.26m x 1.79m)

With a Velux window to rear aspect, tiled flooring, fitted storage unit with rolled edge work surface and tiled splash back, surface mounted circular sink with mono bloc tap, low level w.c., panelled P-shape bath with tiled surround and shower over, ventilation, shavers point, heated towel rail.

Bedroom 2

13'10" x 13'8" (4.22m x 4.19m)

Window to front aspect, radiator, power points, television point.

Bedroom 3

13'5" increasing to 16'2" x 11'9" (4.1m increasing to 4.94m x 3.59m)

Window to rear aspect, radiator, power points, television point.

Bedroom 4

11'2" x 10'4" (3.42m x 3.17m)

Window to front aspect, radiator, power points, television point, fitted shelving, tiled shower cubicle.

Bathroom

10'4" x 6'4" (3.16m x 1.95m)

Obscure glazed window to front aspect, ventilation, fully tiled walls and floor, radiator, hand wash basin within a fitted vanity storage unit, low level w.c., panelled corner bath with shower over, ventilation, shavers point.

Outside

The property is approached with vehicular access via a spacious brick weave driveway providing ample parking and turning space for a number of vehicles. The front garden is nicely enclosed with low level brick wall to front boundary and a variety of well stock tree planting and shrubbery to borders.

Garage

26'10" x 9'4" (8.2m x 2.86m)

Front facing electrically operated up and over door, rear facing up and over door, power and lighting.

Garden

The rear garden is nicely enclosed and beautifully landscaped with timber sleeper edged raised beds, beautifully stocked with a variety of mature shrubbery and planting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Agents Note

The property benefits from PV solar panels.

Energy Performance Certificate (EPC)

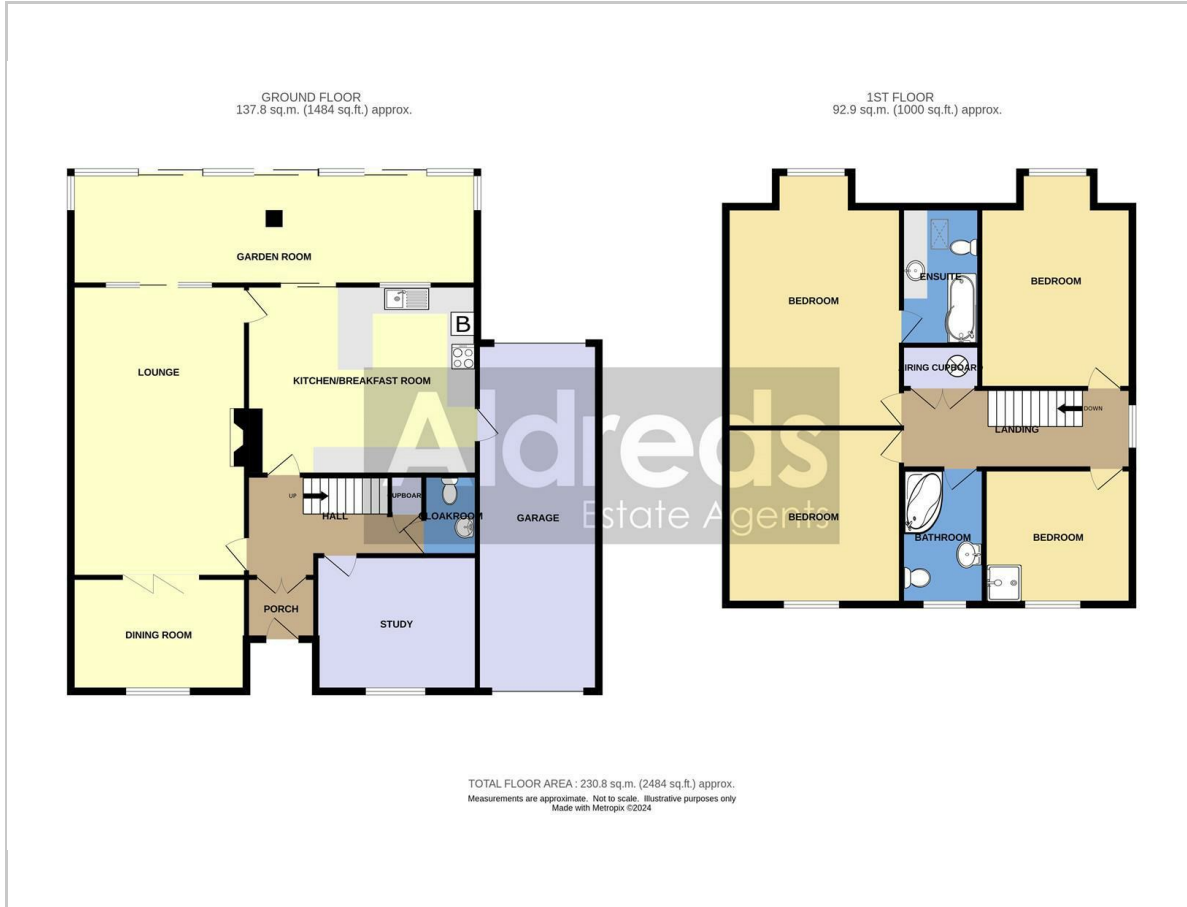
Rating: 'C'

Location

Stalham is a small Broadland town, on the upper reaches of the River Ant with a full range of facilities which include a public staithe, Broads Museum, a variety of shops, food outlets, post office, health centre, schools and a Tesco 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.



Floor Plan



Area Map



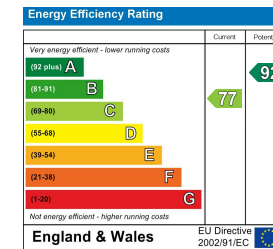
Viewing

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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Energy Efficiency Graph



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