



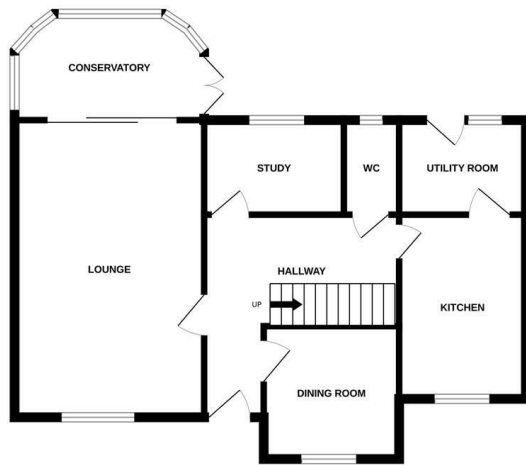
2 Albion Drive | Stalham | Norwich | NR12 9HF

Guide Price £450,000

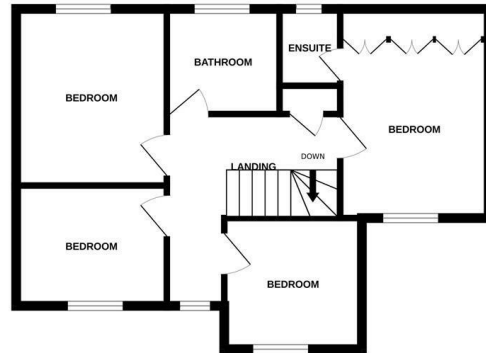
****GUIDE PRICE £450,000 - £475,000 LARGE DETACHED FAMILY HOME SITUATED ON A TRANQUIL PLOT**** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, DETACHED FAMILY HOME located down a private road on a SPACIOUS PLOT in the market town of Stalham. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, study, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a driveway providing AMPLE OFF ROAD PARKING that leads to a DOUBLE GARAGE and a PRIVATE LAWNED GARDEN and a mature woodland area. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make the perfect family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Stalham is a popular Broadland market town offering many facilities including schools, doctor's dentist, vets, a variety of shops including major supermarket. There is great access to the Broads and bus services run from Stalham and Greater Anglia train services from the Broads village of Wroxham and North Walsham to the city of Norwich. Easy access to the popular beaches of Sea Palling and Happisburgh.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, kitchen, study, WC and stairs to first floor.

Lounge 18'6" x 11'10"

Dining Room 11'1" x 10'2"

Kitchen 10'11" x 10'0"

Utility Room 10'0" x 5'8"

Study 8'5" x 5'8"

Conservatory 12'11" x 10'11"

WC 5'8" x 3'4"

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 14'9" x 10'2"

En-Suite 6'4" x 3'8"

Bedroom Two 9'8" x 8'11"

Bedroom Three 11'3" x 10'2"

Bedroom Four 9'8" x 8'5"

Bathroom 6'9" x 6'4"

Outside Front

Shingled garden with mature plants, shrubs and trees, large driveway providing off road parking leading to a double garage.

Outside Rear

Large lawned garden, mature woodland, enclosed by timber fencing.

Local Authority

North Norfolk District Council, Tax Band E.

Tenure


Freehold

Utilities

Standard broadband available.

Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk District Council, Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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