



Burtens Mill The Staithe, Stalham - NR12 9FE



Burtens Mill The Staithe

Stalham, Norwich

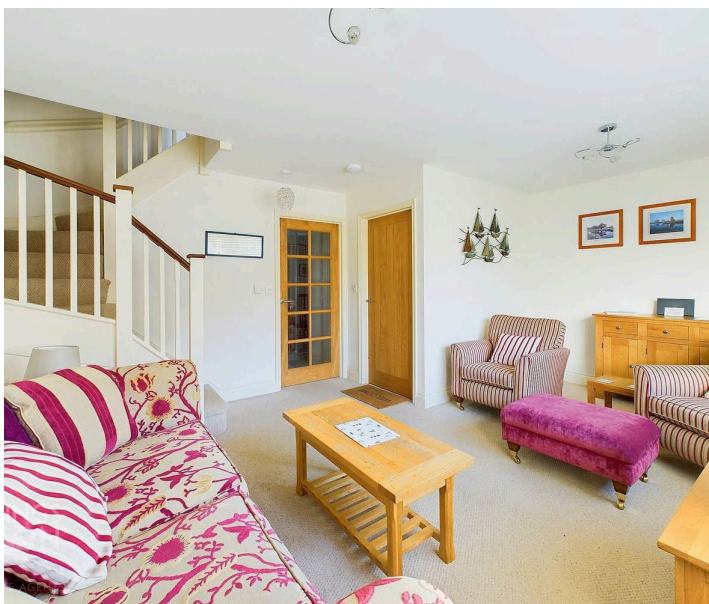
NO CHAIN. This LINK-DETACHED HOUSE is the perfect COASTAL RETREAT being a stones throw from the Norfolk Broads, or the ideal holiday let/investment property quietly nestled in a modern build private development. Offered with gas fired central heating and uPVC double glazed windows, the property also benefits from INTEGRATED APPLIANCES in the OPEN PLAN kitchen/dining room with a generous SITTING ROOM adjacent and ground floor W.C. The first floor gives way to THREE BEDROOMS, two of which are generously sized doubles, with a smaller double/large single all having use of the main bathroom and the larger room with its Juliet style balcony and an EN-SUITE shower room. The rear garden is low-maintenance, ideal for investment purposes and fully enclosed with a DRIVEWAY and CARPORT being found to the front and side of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- No Chain
- Link-Detached House
- Fantastic Decorative Order
- Kitchen with Integrated Appliances
- Three Double Bedrooms
- Family Bathroom, En-Suite & W.C
- Stones Throw to the Norfolk Broads
- Ideal Holiday Let or Coastal Retreat

Stalham is a well served Broadland town standing on the River Ant, with a good range of local shopping facilities, a Tesco store, public houses, A fifteenth century church, as well as a High School. The Museum of The Broads is situated on Stalham Staithe. The main High Street offers a wealth of local stores and amenities including various Banks.

SETTING THE SCENE

Turning off from The Staithe you will enter the newer development of Burton Mills where a shingle road will lead you through the development where the property emerges to your left. Parking can be found in the form of a brick weave driveway underneath the carport with gated access into the rear garden and entrance door to your left.



THE GRAND TOUR

Once inside you are met with a entrance lobby with wall mounted radiator and carpeted flooring ideal for slipping off your shoes after a walk around the stunning Norfolk Broads while a two piece WC can be found to your right with wall mounted heated towel rail and tiled flooring. Through from here the property opens up into a brilliantly spacious sitting room with all carpeted flooring and large uPVC double glazed windows to the front with radiator below. The floor space is large enough to fit a choice of sitting room furniture while stairs lead the way to the first floor. Heading into the kitchen/dining room the space is all tiled underfoot and gives way to a range of wall and base mounted storage units with wooden effect work surfaces giving way to integrated appliances including an oven and four ring gas hob with extraction above and dishwasher whilst leaving space with plumbing for a dishwasher and free standing fridge/freezer. The rest of the floor space opens up to leave ample room for a formal dining table with window to the side of the property and wall mounted radiator. The central landing gives access to all three bedrooms on the first floor as well as the spacious three piece family bathroom suite complete with shower mounted over the bath, heated towel rail and additional storage units. Adjacent to this is the largest of the three bedrooms, a generously sized space with large uPVC French doors opening onto a Juliet balcony with views onto the river beyond allowing this room to be flooded with natural light. The ample carpeted space leaves more than enough room for a large double bed and additional storage solutions whilst also benefiting from an en-suite shower room comprising a double shower unit, heated towel rail and vanity storage. The smaller of the bedrooms sits towards the rear of the property with a radiator below the window and carpeted floor space for a single bed and additional storage solutions. This space would also take a double bed if so desired.

Finally, at the end of the hallway over the parking space is the third bedroom, again a well proportioned bedroom with double glazed windows and views towards the front of the property, the floor space large enough for a choice of soft furnishings.

FIND US

Postcode : NR12 9FE

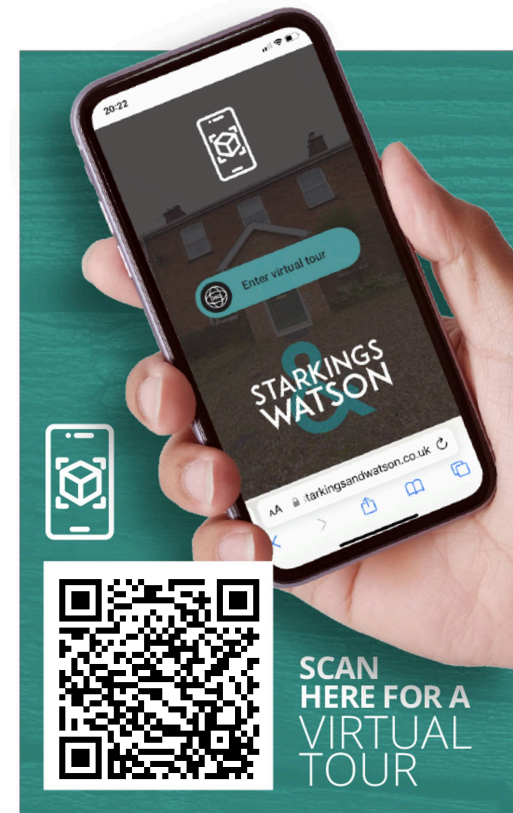
What3Words : ///bleaching.teeth.juror

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property can only be used as a second home or holiday let, and cannot be used as your main residence. The property can be occupied for 51 weeks a year.







THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides and to the rear and is offered in a low maintenance state ideal for holiday let and personal use with a flagstone patio seating area and large timber storage shed all gated from the driveway for privacy and security.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

901.47 ft²

83.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.