



Upper Staithe Road, Stalham - NR12 9AX



Upper Staithe Road

Stalham, Norwich

Set within this exclusive over 55's development, this 2021 BUILT DETACHED HOUSE boasts 5 years remaining NHBC warranty and is built to a HIGH SPECIFICATION including SOLAR PANELS and EV charging. IMMACULATELY PRESENTED throughout, comprising a grand HALLWAY ENTRANCE with stairs rising to the first floor. Heading into the heart of the home, the expansive 24' OPEN PLAN KITCHEN, DINING ROOM and SITTING ROOM perfect for entertaining or relaxing whilst enjoying a DUAL ASPECT with FRENCH DOORS opening to the garden. The high specification kitchen offers a spacious feel with a full suite of INTEGRATED APPLIANCES. Ensuring convenience, the separate UTILITY ROOM leads to a useful W.C. The ground floor MAIN BEDROOM benefits from an ENSUITE SHOWER ROOM and a WALK-IN-WARDROBE. Upstairs, two well-appointed DOUBLE BEDROOMS from the landing offer comfortable accommodation with PART-VAULTED CEILINGS, along with a modern three-piece FAMILY BATHROOM. The property offers DRIVEWAY PARKING leading to a GARAGE, whilst the PRIVATE and ENCLOSED GARDEN is stunningly LANDSCAPED.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 2021 Built Detached House (5 Years NHBC Warranty Remaining)
- Over 55's Development
- 24' Open Plan Kitchen/ Sitting/ Dining Room
- Three Double Bedrooms
- Main Bedroom with Ensuite & Walk-In Wardrobe
- Solar Panels & EV Charging
- Stunning Landscaped Private & Enclosed Garden
- Driveway Parking & Garage

Situated within the popular Broadland village of Stalham the property is within walking distance to a range of local amenities and excellent transport links.

SETTING THE SCENE

The property can be found set back from the road on a elevated plot, offering a tandem brick weave driveway leading up to the garage and a pathway bordering the property leading round to the front where the main entrance can be found under an open porch.



THE GRAND TOUR

Stepping inside, you are greeted by the light and bright hallway entrance, with stairs rising to the first floor and two generous integral storage cupboards beneath. At the end of the hall, opening to the property's focal point, the 24' open plan, sitting, dining room and kitchen space, which enjoys a flood of natural light from a dual aspect with uPVC double glazed windows. The kitchen itself offers a range of wall and base storage cupboards with a full suite of integrated appliances including an oven, fridge, freezer, glass inset electric hob, an extractor and dishwasher. Ample worktop space can be found for food preparation and a breakfast bar caters to informal dining. The remaining space is highly versatile, allowing for a range of soft furnishing layouts and formal dining. Additional convenience can be found in the form of a separate utility room to the left hand side, including a mixer tap and sink with integral drainer as well as under counter space for a washing machine and tumble dryer, which in turn leads to a tiled two piece W.C with a wall mounted heated towel rail. To the left from the hall, the main bedroom can be found enjoying a front facing aspect with room for a large double bed and a generous walk in wardrobe. The main room also includes a three piece en suite shower room, offering a glass enclosed shower cubicle, tiled surround and vanity storage below the sink.

Ascending the stairs to the carpeted first floor landing, doors open to two double bedrooms. The first room, to the right, enjoys a dual aspect and part vaulted ceilings with carpeted flooring running underfoot. The larger room found across the hall also includes fitted carpets, part vaulted ceilings with the addition of an integral storage cupboard. To complete the accommodation, the three piece family bathroom is located centrally from the landing, with floor and ceiling tiles and a wall mounted heated towel rail.

FIND US

Postcode : NR12 9AX

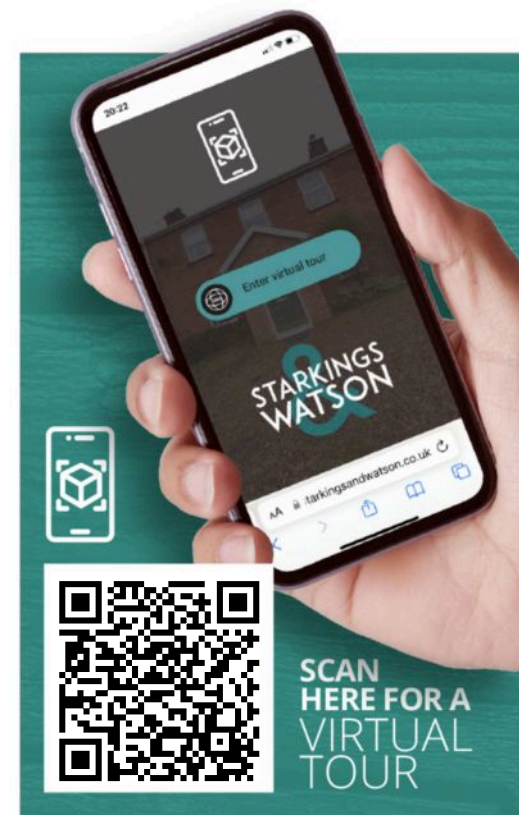
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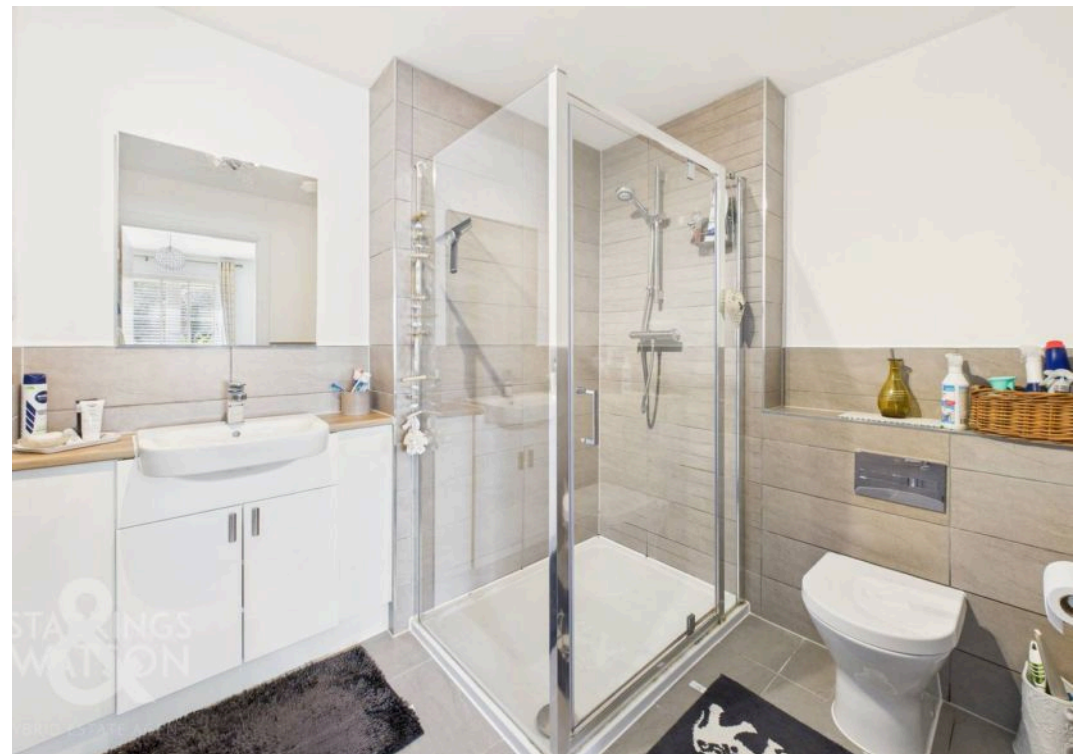
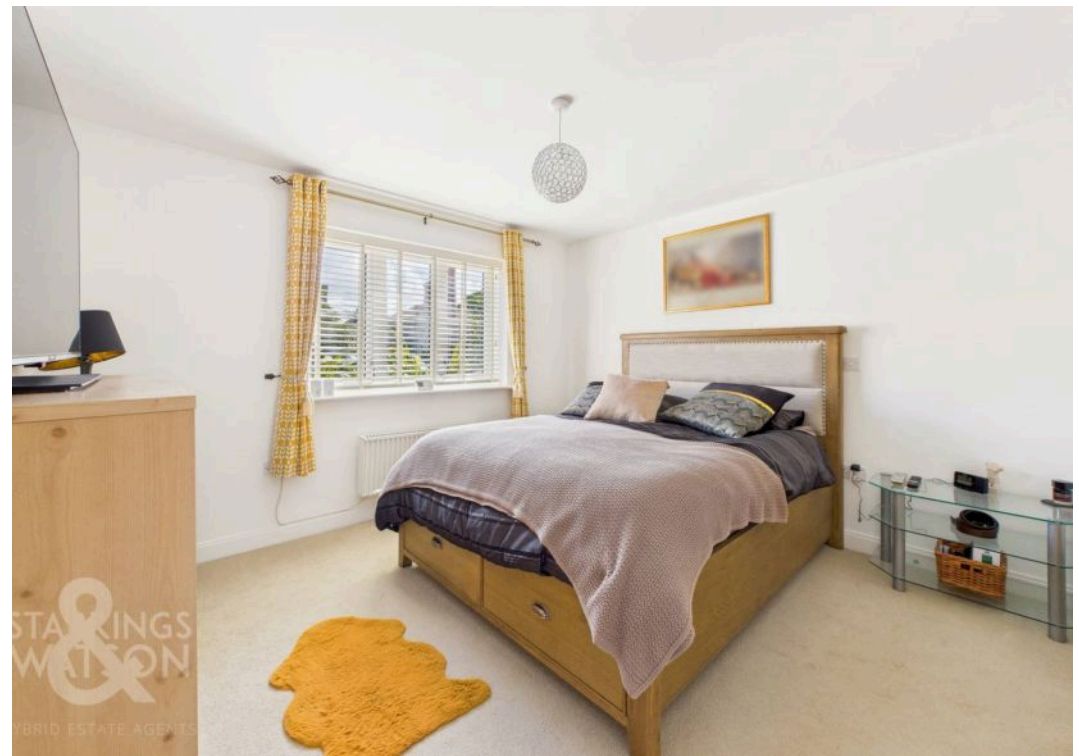
VIRTUAL TOUR

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

AGENTS NOTES

Over 55's only. There is a maintenance fee of £159 paid monthly.



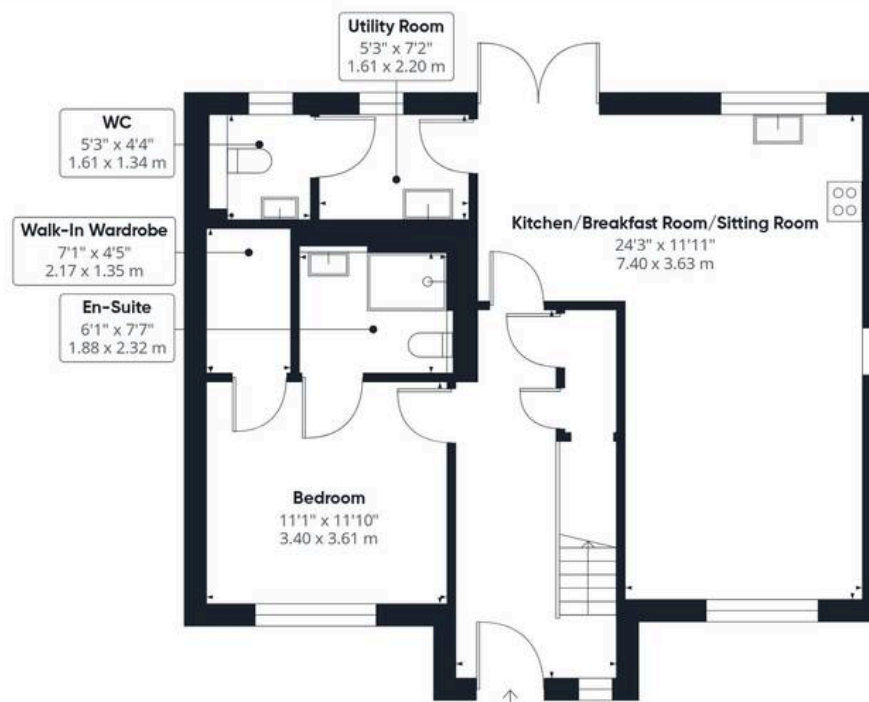




THE GREAT OUTDOORS

Stepping outside, the garden is private and fully enclosed with timber panel fencing. Initially offering a substantial flagstone patio, perfect for outdoor furniture to enjoy the summer months. A useful pathway borders the property allowing access via a wooden gate to the driveway and a pedestrian doorway into the garage. The remainder of the garden is primarily laid to lawn with a raised wooden sleeper enclosed flower bed along the rear boundary.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1219 ft²

113.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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