

SALES & LETTINGS

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Wilson Road, Stalham, Norfolk, NR12 9FL

A substantial detached family home, located in a popular residential development on the edge of the market town of Stalham, with nearby easy access to local amenities that include a doctors' surgery, Tesco supermarket and petrol station, The Swann Inn Public House, church, library and school.

Set back from the road, the property is approached at the front through wooden fencing that leads to an easy to maintain front garden. To one side of the property a gravel driveway provides off-road parking and access to a garage. To the opposite side there is a footpath that leads through to an enclosed rear lawn garden with a paved terrace, ideal for alfresco dining with friends and family.





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- DETACHED
- CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN

- BEAUTIFULLY PRESENTED
- CLOSE TO LOCAL AMENITIES
- VERSATILE ACCOMMODATION

- OFF-ROAD PARKING & GARAGE
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- TEN MINUTES TO THE COAST OF THIRTY TO NORWICH

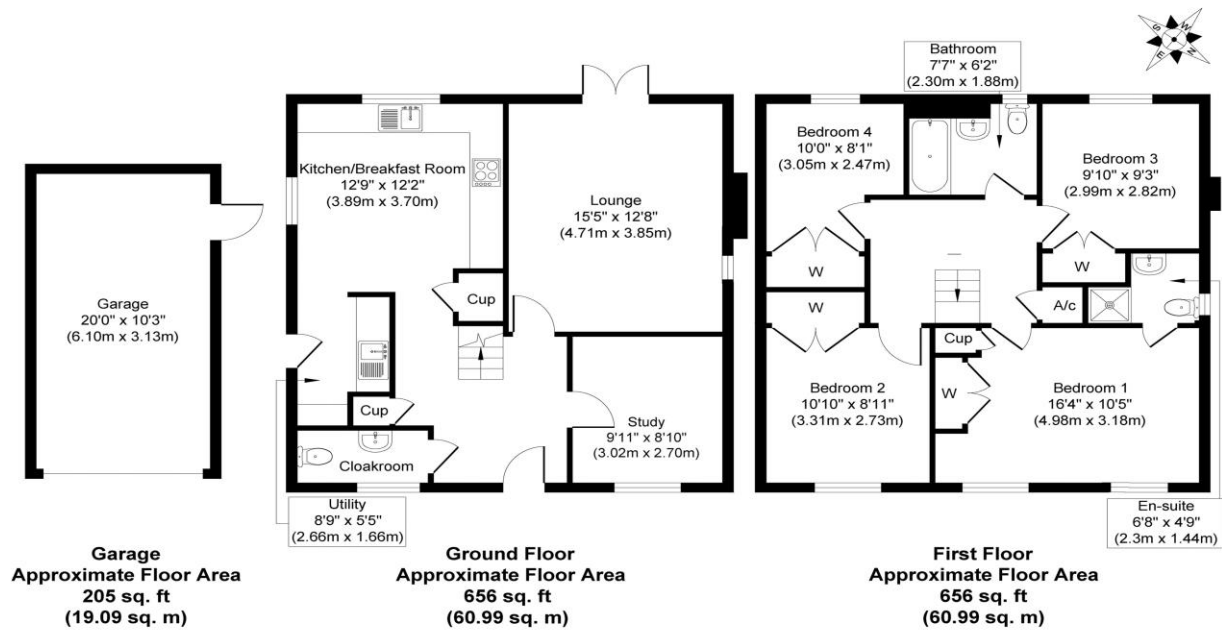
Beautifully presented throughout, the property enters into a broad entrance hallway where separate internal doors lead into a cloakroom, a study, and a family lounge with wood burning feature fireplace and double doors that open out to the rear garden. The hallway extends through to an open plan kitchen breakfast room with an adjoining utility and access to the side of the property. To the first floor, a bathroom and four bedrooms, all with built in storage and the master with an en-suite shower room, completes this versatile accommodation.

The property is further complimented in its proximity to the renowned Norfolk Broads, a perfect launch pad for a boating adventure or the sandy shoreline of the Norfolk coast at Sea Palling or the capital city of Norwich, with its variety of retail outlets, nightlife and extensive historical interest.



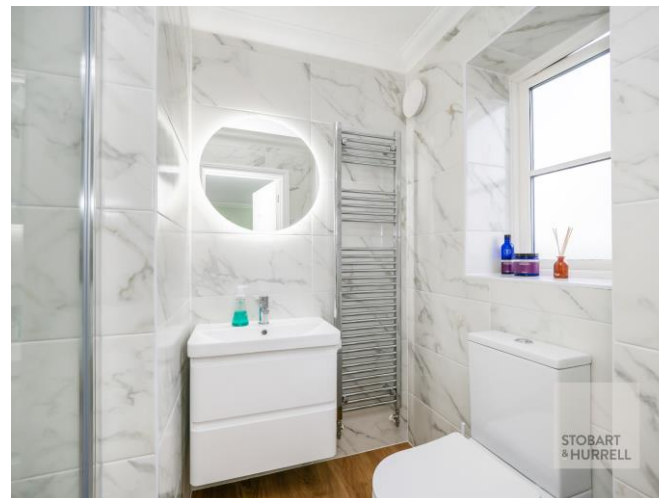


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements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

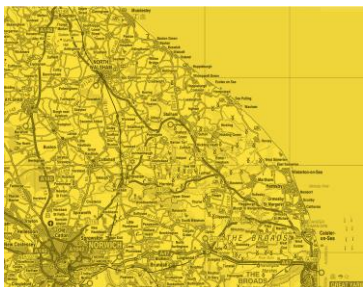
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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