

**SALES & LETTINGS**

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## Granville Close, Stalham, Norfolk, NR12 9DP

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- CONSERVATORY
- IDEAL FAMILY HOME
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- OFF-ROAD PARKING
- LOCAL BUYER RESTRICTION
- FOUR MILES TO THE COAST & FIFTEEN TO NORWICH

A three-bedroom terraced property, ideal as a family home, located on the edge of the popular market town of Stalham and conveniently placed for easy access to local amenities to include a doctor's surgery, supermarket and petrol station, The Swan Inn Public House, library, and school.

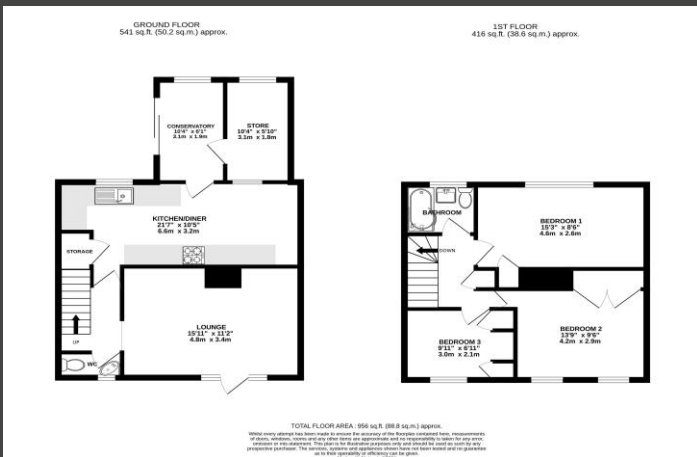
Set back from the road the property is approached over a brick weave driveway providing valuable off-road parking. There is an additional shingle parking area opposite the property available for use when required. To the rear, there is an enclosed lawn garden, with a paved terrace, ideal for alfresco dining and a number of timber storage sheds, including an insulated log cabin ideal for use as an office.

The main entrance to the property leads into the family lounge, where there is a feature fire place. From the lounge a door leads into an inner lobby where there is access to a cloakroom, and a generous kitchen dining room with an adjoining conservatory and store room. To the first floor, a family bathroom and three bedrooms, two with built in storage, complete the accommodation.

The property further benefits from its proximity of less than a mile from the River Ant, popular for a boating adventure, walking and bird watching and just under four miles to the coastal village of Sea Palling. Norwich city centre with its train station, numerous restaurants and cafes, night life and extensive historical interest is located less than fifteen miles to the south east.

Agents note: The property is subject to a local buyer's restriction.

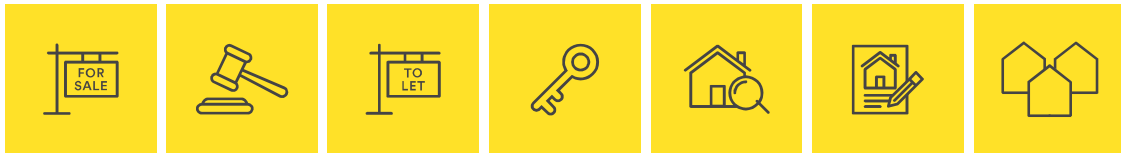




Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Sales

Property Auctions

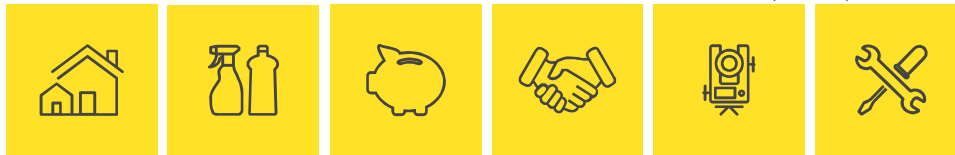
Lettings

Property Management

Sale/ Rental Valuation

Estate Administration (Probate)

Land & New Homes



Second Home Service

Property Cleaning Service

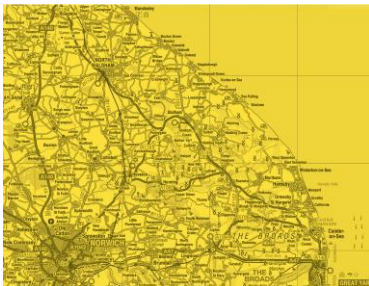
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