

Aldreds
Estate Agents



Newlands, Brumstead Road, Stalham, NR12 9DE

£350,000



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£350,000

Newlands, Brumstead Road

Stalham, NR12 9DE

- Spacious Detached Bungalow
- Bathroom & Shower Room
- Stunning Gardens
- Sought After Position
- Popular Broadland Town
- Three Bedrooms
- Conservatory
- Driveway Parking & Workshop
- Oil Central Heating
- Must View to Appreciate!

Aldreds are delighted to offer this attractive 1930's built bungalow, located in a desirable location within the popular Broadland town of Stalham, This well presented property has been extended over the years and offers spacious accommodation including an impressive lounge/diner, kitchen, conservatory, three bedrooms, bathroom and a shower room. A particular feature of the property is the generous plot of approximately 0.25 acre (stms) with stunning, well stocked gardens and an array of garden buildings including an adjoining workshop to rear of the property. The property offers oil central heating, lots of off road parking space and is located just a short distance away from all of the amenities of the town, Definately one not to be missed!



Entrance hall

Part glazed entrance door with glazed side panels, tiled flooring, three radiators, window to side aspect, cupboard housing boiler for hot water and central heating, loft access, power points, heating control and doors leading off

Lounge/diner 24'4" x 13'11" at max reducing to 10'10" (7.42m x 4.26m at max reducing to 3.32m)

A spacious double aspect room with windows to side and front, two radiators, power points, television point, thermostat, wall lighting, door giving access to:-

Kitchen 10'10" x 8'0" (3.32m x 2.46m)

Windows to side and rear, a range of fitted kitchen units with rolled edge work surface, fully tiled walls and floor, plumbing for washing machine and dishwasher, integrated double oven with ceramic hob and ceramic sink drainer with mixer tap, larder cupboard with tiled flooring, power points, fitted shelving and roof light and part glazed door giving access to:-





Conservatory 13'10" x 11'4" (4.24m x 3.46m)

of a UPVC sealed unit double glazed construction with windows and doors to three sides, including two sets of sliding doors to rear garden, power points.

Bedroom 1 13'11" x 12'11" (4.26m x 3.95m)

Window to side aspect, radiator, power points, telephone point, door giving access to dressing room/hobby room

Dressing / hobby room 12'11" x 5'10" (3.95m x 1.79m)

Windows to either side aspects, power points.

Bedroom 2 12'10" x 11'11" (3.93m x 3.64m)

Window to front aspect, radiator, power points.

Bedroom 3 12'0" x 9'8" (3.66m x 2.96m)

Window to rear aspect, radiator, power points, fitted wardrobe with sliding mirrored doors

Bathroom

Obscure glazed window to rear, fully tiled walls and floor, tiled in bath with mixer tap and shower over, hand wash basin on a fitted vanity storage unit, low level WC with enclosed cistern, heated towel rail, airing cupboard housing hot water cylinder

Directions

From our Stalham office, continue along St John's Road turning right into Brumstead Road where the property can be located immediately on the left handside of the road.



Shower room

With glass bricked window to front, ventilation, fully tiled walls, floor and shower cubicle with raindrop shower head, wash basin within a fitted vanity storage unit, low level WC with enclosed cistern.

Outside

The property occupies a generous plot of approximately 0.25acre (stms) with beautifully landscaped gardens to front and rear and driveway parking for a number of vehicles. The rear garden extending to side is an absolute delight and is stocked with an amazing array of planting with vegetable garden, pond and a selection of garden buildings including an attractive open fronted summer house with pond facing deck, store, three green houses with power supply and a selection of pathways and secluded sitting areas.

Workshop 18'2" x 9'9" (5.56m x 2.98m)

Situated to the rear of the property with side facing double timber doors and window, power and lighting.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band D

Energy Performance Certificate

Rating - TBC

Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a

supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

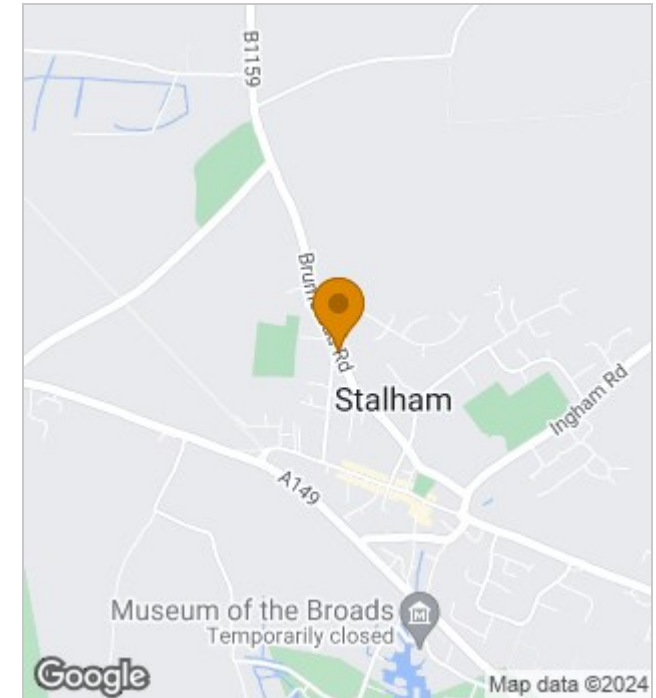
Reference

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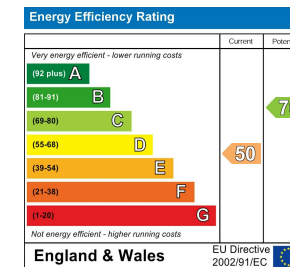
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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