

**Aldreds**  
Estate Agents



22 Dunkerley Court, Stalham, NR12 9EW

£220,000





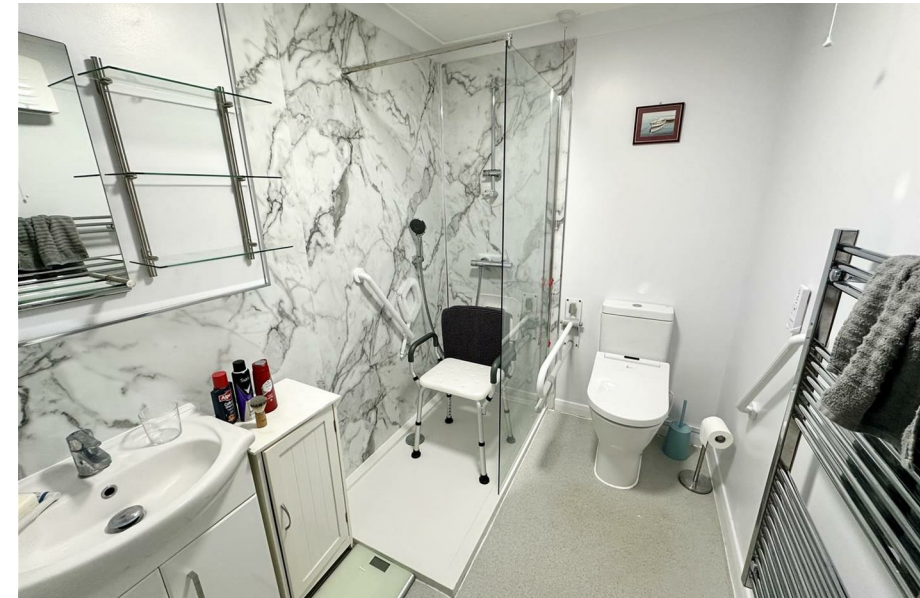
£220,000

# 22 Dunkerley Court

Stalham, NR12 9EW

- Two Bedroom bungalow for the over 55's
- Convenient Central Town Location
- 24hr Assistance if Required
- Private Rear Garden
- No Onward Chain
- Popular Development
- On Site Warden
- Permit Parking
- Communal Grounds
- Must View to Appreciate!

We are pleased to offer this nicely positioned, two bedroom bungalow for the over 55's, situated in this popular Hanover run scheme. This well presented property is located in a convenient central town location and offers accommodation including an Entrance Hall, Lounge, Two Bedrooms, Kitchen, Conservatory and Bathroom with new flooring. The Dunkerley Court scheme benefits from 24hr warden call assistance, communal lawned grounds, parking and the property offers a delightful, private enclosed rear garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate this spacious retirement bungalow.



## Entrance Hall

Obscure glazed entrance door with glazed side panel, loft access, storage heater, cloaks cupboard, power point, doors leading off;

## Bedroom 2 9'11" x 7'9" at max (3.02 x 2.36 (3.03 x 2.35) at max)

Window to front aspect, wall mounted electric heater, power points.

## Bedroom 1 15'5" x 10'9" (4.70 x 3.28 (4.69 x 3.27))

Window to rear aspect, storage heater, power points, two built in wardrobes, airing cupboard housing hot water cylinder with immersion heater, emergency assistance pullcord.

## Shower Room 7'9" x 5'10" (2.36 x 1.78 (2.35 x 1.79))

Nicely refitted with a large panelled shower with fixed screen, hand wash basin in a fitted vanity storage unit, low level WC, heated towel rail, wall mounted electric heater, ventilation.





### Lounge/Diner 16'3" x 11'6" (4.95 x 3.51)

Bay window to front aspect, storage heater, power points, tv point, emergency assistance pull cord and intercom, door giving access to kitchen.

### Kitchen 10'8" x 7'9" (3.25 x 2.36)

A range of fitted kitchen units with rolled edge worksurface and tiled splashback, stainless steel sink drainer, plumbing for washing machine, integrated electric oven, ceramic hob and extractor, space for fridge freezer, ventilation, window to rear and glazed door giving access to conservatory.

### Conservatory 8'0" x 7'1" (2.44 x 2.16)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched polycarbonate roof, wall lighting, cold water tap, power points, wall mounted electric heater and part glazed door giving access to rear garden.

### Directions

From Aldreds Stalham office proceed on foot along the High Street turning left into Dunkerley Court, No 22 can be found towards the far right hand side of the development, located by our 'For Sale' board.



## Outside

The property sits nicely to the far side of this popular development for the over 55's, with communal lawned areas, well illuminated pathways and communal parking (with permit). The property offers a private rear garden, beautifully presented and enclosed with mature hedgerow and close board panelled fencing to boundaries with a timber giving pedestrian access. The garden is paved for easy maintenance with beautifully stocked borders.

## Tenure

Freehold

## Agents Note

The property forms part of the Hanover operated Dunkerley Court scheme for the over 55's. A monthly service/maintenance charge of approximately £175 is payable. This includes buildings insurance, warden assistance services, some external and grounds maintenance

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council. Band 'C'

## Energy Performance Certificate (EPC)

EPC Rating: D.

## 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 the fine city of Norwich.

## Reference

PJL/S9788



## Floor Plans



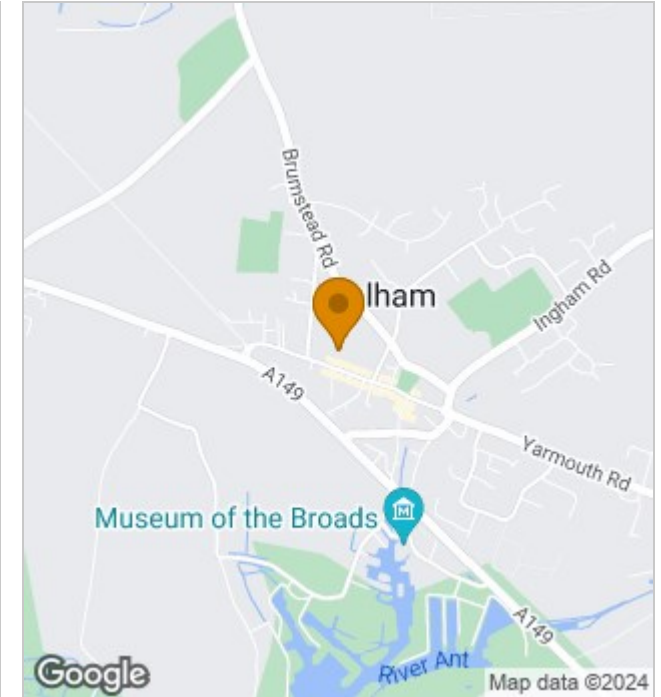
## Viewing

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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## Location Map



## Energy Performance Graph

