

**Aldreds**  
Estate Agents



Walnut Acre Ingham Road, Stalham, NR12 9DS

£525,000









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# Walnut Acre Ingham Road

Stalham, NR12 9DS

- Spacious Detached Property
- Sitting in approx 1.2 acres (STMS)
- Surrounding Farmland Views
- Beautifully Appointed Accommodation
- Popular Broadland Location Close to the Coast
- Four Bedrooms
- Edge of Town Position
- Outbuildings & Orchard
- Oil Central Heating
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this spacious four bedroom detached property situated in a 1.2 acre (stms) plot and surrounded by open farmland with just one neighbouring property. This well appointed home offers flexible accommodation including a double aspect lounge, a spacious kitchen diner, four bedrooms, ground floor shower room, utility and a first floor bathroom. The beautifully maintained grounds are approached via a large shingled driveway and offer a selection of outbuildings including former stables/garage, a workshop, polytunnell and a delightful summerhouse with woodburning stove, located further up the garden and facing towards a lovely maturing orchard with a mowed grass pathway lead through. Early internal viewing is highly recommended as properties of this type and location rarely become available. One not to be missed!



## Entrance Porch

Part obscure glazed composite entrance door, windows to front and side aspect, tiled flooring, an original part glazed door giving access to hallway.

## Hallway

With stripped and polished floorboards, radiator, power point, picture rail, doorway to inner hall, doors giving access to;

## Bedroom 11'5" x 9'6" (3.49m x 2.91m)

Window to front aspect, radiator, power points, picture rail.

## Bedroom/Sitting Room 10'11" x 9'5" (3.34m x 2.88m)

Window to front aspect, radiator, power points, stripped and polished floorboards, fireplace with a wood burning stove on a tiled hearth, picture rail.

## Bedroom 11'5" x 10'8" at max (3.49m x 3.27m at max)

Window to side aspect, radiator, power points, television point, picture rail.

## Inner Hall

Stairs to first floor landing, power points, telephone point, thermostat, stripped and polished wood floorboards, doors leading off;







### Shower Room

Obscure glazed window to side aspect, fully tiled walls with white suite comprising low level w.c. with enclosed cistern, hand wash basin within a fitted vanity storage unit, tiled shower cubicle with raindrop shower head, heated towel rail, shavers point, ventilation.

### Utility Room 6'5" x 5'0" (1.98m x 1.53m)

Window to side aspect, exposed floorboards, fitted timber planked work surface, power points, plumbing for washing machine, oil fired boiler for hot water and central heating.

### Lounge 16'6" reducing to x 15'7" x 13'11" (5.03m reducing to x 4.77m x 4.25m)

A spacious double aspect room with window to side and rear with glazed French doors leading to rear garden, multi fuel stove on a tiled hearth, power points, television point, radiator.

### Kitchen/Diner 24'1" reducing to 19'9" x 12'5" reducing to 5'6" (7.36m reducing to 6.04m x 3.8m reducing to 1.7m)

A spacious double aspect room with window to side overlooking open farmland, glazed sliding doors leading to rear garden, radiator, a range of fitted kitchen units with rolled edge work surface with tiled splash backs, sink drainer with mixer tap, range cooker with stainless steel chimney extractor over, space for fridge-freezer, power points, television point, integrated dishwasher.

### Directions

From Aldreds Stalham office proceed along St Johns Road turning right onto Brumstead Road, turning left at 'T' junction onto Ingham road. As leaving the town towards Ingham, the property can be located last on the right hand side, located by our FOR SALE board.





### First Floor Landing

A spacious landing area with window to rear aspect, built-in cupboard, access to roof eaves storage, doors leading off;

### Bedroom 11'5" x 9'9" (3.5m x 2.99m)

Two side facing windows, two Velux windows to rear aspect, access to roof eaves storage space, power points, radiator.

### Bathroom 9'9" x 6'3" at max (2.99m x 1.92m at max)

Window to side aspect allowing a far reaching farmland view towards Ingham Church, part tiled walls, panelled bath with mixer tap and shower attachment over, pedestal hand wash basin, low level w.c., ventilation, inset shelving, radiator.

### Outside

The property is situated in a desirable edge of town position, surrounded by open farmland with just one neighbouring property. The gardens are beautifully presented and well tended with large lawned areas, a selection of outbuildings including a polytunnel and a delightful summer house with woodburning stove. To the end of the garden is a nicely maturing orchard with a variety of different fruit trees. The spacious shingled driveway extends to the front, side and rear of the property, allowing lots of space for a number of vehicles or boat or caravan storage.

### Tenure

Freehold

### Services

Mains water, electric. Drainage via private treatment plant

### Energy Performance Certificate (EPC)

Rating: E

### Location

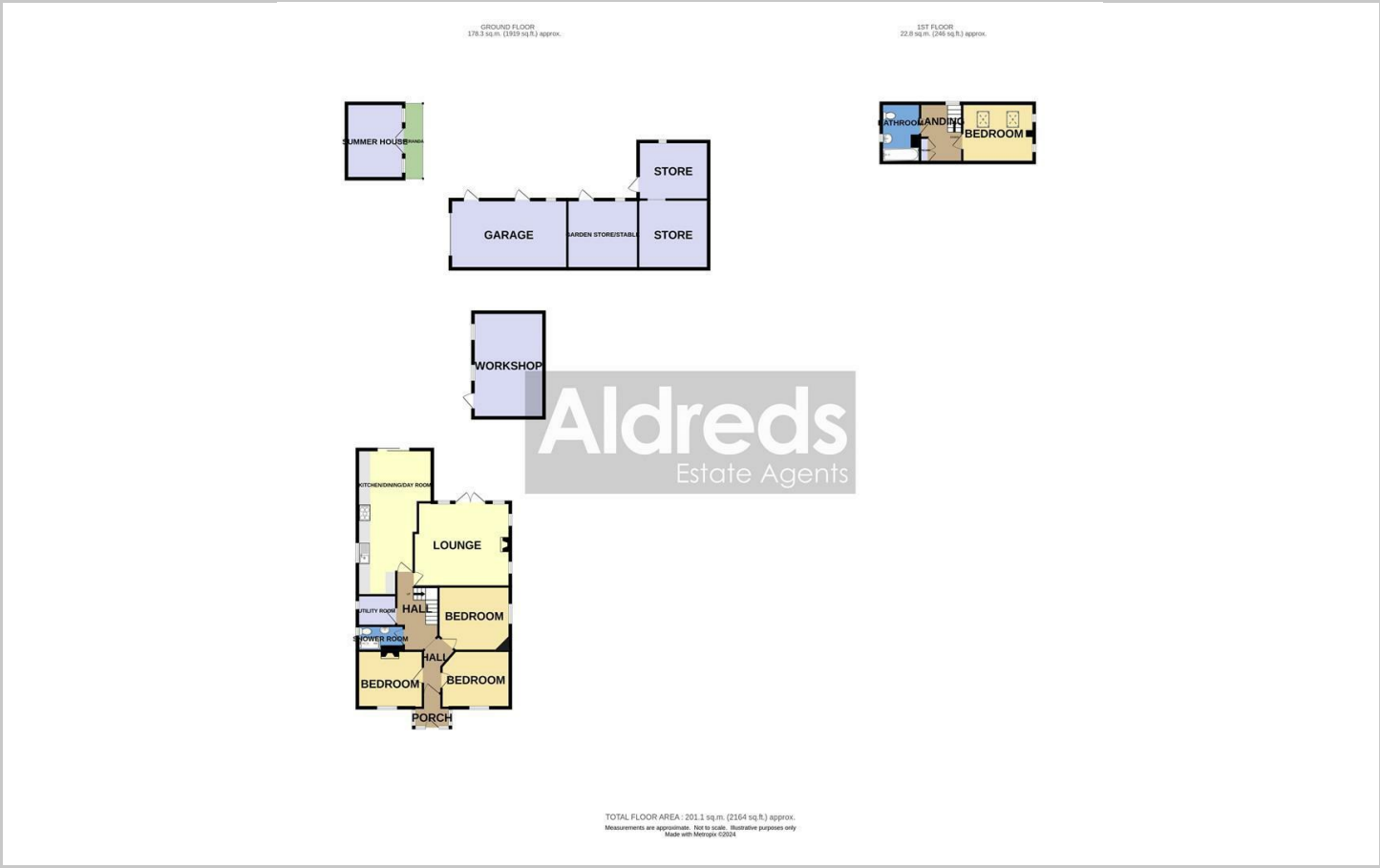
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Broads network with a public staithe on the upper reaches of the River Ant. It also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

### Reference

PJL/S9821



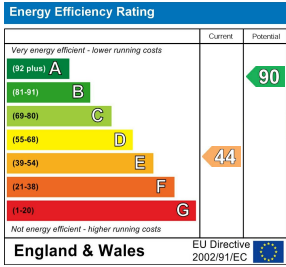
Floor Plans



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.

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