

Aldreds
Estate Agents



Echoes Chapel Road, Sea Palling, NR12 0UQ

£385,000





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Sea Palling, NR12 0UQ

- Modern Detached House
- Scope to Create a 4th Bedroom
- Spacious Kitchen Diner
- Garage & Driveway
- Popular Coastal Village
- Three Bedrooms (Master En Suite)
- Oil Central Heating & uPVC SUDG Windows
- Pleasant Non Estate Position
- Enclosed Garden
- No Onward Chain

We are delighted to offer this spacious modern detached house, situated in the popular coastal village of Sea Palling. This attractive property was built in 2006 and originally designed as a four bedroom home, but altered to create a three bedroom layout with a spacious double aspect master bedroom and en suite. The property benefits from oil fired central heating and uPVC SUDG windows throughout, off road parking, a brick built garage and a pleasant enclosed rear garden. Offered with no onward chain, early internal viewing is highly recommended to appreciate this spacious property in a pleasant non estate position in this desirable coastal location.



Entrance Porch 6'4" x 3'3" (1.93 x 0.99 (1.94 x 1.00))

Part glazed uPVC entrance door windows to either side aspect, radiator, power points, tiled flooring. Part glazed door giving access to:

Hallway

Tiled flooring, stairs to first floor landing with under stair cupboard, radiator, power points, telephone point, central heating thermostat.

Boiler Cupboard

Housing oil fired boiler for hot water and central heating, power points, plumbing for washing machine.

Cloakroom

Obscure glazed window to rear aspect, part tiled walls, tiled flooring, radiator, low level wc, hand wash basin.

Kitchen/Diner 21'0" x 11'4" (6.40 x 3.45 (6.39 x 3.46))

A spacious double aspect room with a range of fitted kitchen units with rolled edge work surface and tiled splashback, range cooker with feature exposed brick surround and extractor, power points, sink drainer with mixer tap, plumbing for dishwasher, part glazed door giving access to rear garden, tiled flooring, wall lighting.





Lounge 21'0" x 12'1" (6.40 x 3.68 (6.39 x 3.69))

Double aspect room with window to front aspect and glazed patio door to rear aspect giving access to garden, power points, two television points, telephone point, radiators, wall lighting, brick built fireplace surround with a wood burning stove on a brick hearth (Stove not in usable order - re-installation required).

First Floor Landing

Loft access, power points, smoke detector, doors leading off

Bedroom One 20'11" x 12'1" (6.38 x 3.68)

A spacious double aspect room originally designed as two separate bedrooms as a four bedroom layout, with windows to front and rear, the rear aspect allowing a view towards the dunes on Sea Palling beach. Two radiators, power points, two television points, telephone point, built in cupboard, door giving access to:

En suite Shower Room 8'2" x 6'11" (2.49 x 2.11)

Beautifully refitted by the current owner with an obscure glazed window to rear aspect, low level wc, hand wash basin with a fitted vanity storage unit, large panelled shower cubicle, tiled walls, ventilation, built in double cupboard, radiator.

Bedroom Two 11'5" x 11'5" (3.48 x 3.48)

Window to rear aspect, radiator, power points, television point, telephone point.

Directions

From Aldreds Stalham, proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow this road through Ingham passing The Swan Public House on the right hand side, proceed towards Sea Palling bearing round to the right hand bend, turn right at the junction, proceed into the village of Sea Palling as the road bears round to the left, turning left into Beach Road and then left into Chapel Road, follow the road a short way along, where the property can be located on the right hand side.



Bedroom Three 11'4" x 9'2" (3.45 x 2.79)

Window to front aspect, radiator, power points.

Family Bathroom 6'10" x 8'11" at max (2.08 x 2.72 at max (2.09 x at max))

Beautifully refitted by the current owner with a window to front aspect, tiled walls, low level wc, hand wash basin within a fitted vanity storage unit, panelled bath with electric shower over and panelled surround, ventilation, shavers point, radiator.

Outside

The property is approached with vehicle access via a shingle driveway extending to the front and side of the property leading onto a garage and providing ample parking space for a number of vehicles.

Garage 18'1" x 10'9" (5.51 x 3.28 (5.52 x 3.27))

Front facing electric door, power and lighting, window to side aspect, part glazed door giving access to rear garden, loft storage space.

Garden

The property offers an enclosed rear garden which is laid to lawn with paved patio areas, external lighting and water supply and a timber garden building.

Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

North Norfolk District Council. The property was formerly a Band D, but is currently business rated for holiday letting.

Agents Note

Originally designed as a four bedroom property, the property was built to a three bedroom layout to offer a spacious, double aspect master bedroom. This room could easily be divided to create a four bedroom layout if required.

Furniture Fixtures & Fittings

Some furniture , fixtures and fittings are available for sale by seperate negotiation.

Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including food outlets, a Tesco supermarket and doctors, schools and a library.

Reference

PJL/S9847



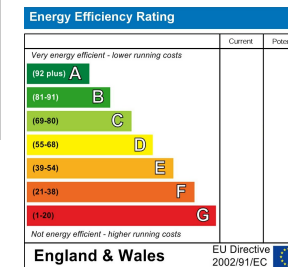
Floor Plans



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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