

**Aldreds**  
Estate Agents



49 Calthorpe Close, Stalham, NR12 9EE

£180,000



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£180,000

# 49 Calthorpe Close

Stalham, Norwich, NR12 9EE

- Three Bedrooms
- Popaulr Broadland Town Location
- Kitchen/Diner
- Garage En-Bloc
- Lots Of Potential To Improve
- Semi Detached House
- Farmland Views To The Rear
- Lounge With Wood Burner
- Enclosed Garden
- No Onward Chain

Aldreds offer this three bedroom semi detached house situated in the popular Broadland town of Stalham. This spacious property is situated in a tucked away position with open farmland views to the rear. The accommodation includes an entrance hall, lounge, kitchen/diner, three bedrooms and bathroom. The property offers storage heating and a wood burning stove, lawned gardens to front and rear with a garage en-bloc. Lots of potential for improvement and modernisation. Early viewing is highly recommended. An ideal first time buy or investment purchase.



### Entrance Porch 22'7" x 3'8" (6.9m x 1.14m)

A spacious entrance with glazed doors to front and rear, tiled flooring, loft access, power points, side facing eye level window, door giving access to;

### Inner Hall

Stairs to first floor landing, power points, doors leading off;

### Lounge 16'6" x 10'9" (5.03m x 3.3m)

Rear facing window and glazed door giving access to rear garden, wood burning stove in a fireplace on a tiled hearth, storage heater, power points, television point.

### Kitchen/Diner 16'5" x 8'3" (5.02m x 2.53m)

Two front facing windows, under stairs cupboard, storage heater, power points, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel circular sink and drainer with mono bloc tap, power points, electric cooker point, extractor, plumbing for washing machine.





### First Floor Landing

Loft access, power points, airing cupboard housing hot water cylinder, doors leading off;

### Bedroom 1 16'5" x 8'2" reducing to 7'6" (5.02m x 2.51m reducing to 2.3m)

Two front facing windows, storage heater, power points.

### Bedroom 2 8'10" x 7'10" (2.71m x 2.4m)

Rear facing window allowing a far reaching farmland view beyond the rear garden, power points, storage heater.

### Bedroom 3 7'10" x 7'3" (2.4m x 2.22m)

Rear facing window allowing a superb open view to the rear, storage heater, power points.

### Bathroom

Obscure glazed window to side aspect, white suite comprising of panelled bath, low level w.c., pedestal hand wash basin, fully tiled walls and floor, shavers point.

### Directions

From Aldreds Stalham Office proceed along St Johns Road, turning left onto Brumstead Road and immediately right into Lyndford Road, Calthorpe Close proceed towards the end of the close where the property can be accessed by foot via the pathway directly head and the property is located on the left hand side with our FOR SALE board.



## Outside

The property is approached via a pathway leading from the end of Calthorpe Close opening to the front garden which is laid to lawn, enclosed by high level hedgerows to boundaries. To the rear of the property is a nicely enclosed garden with close board panel fencing to boundaries, laid to lawn with direct access into the rear of the garage en-bloc which has power and lighting.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: B.

## Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

## Location

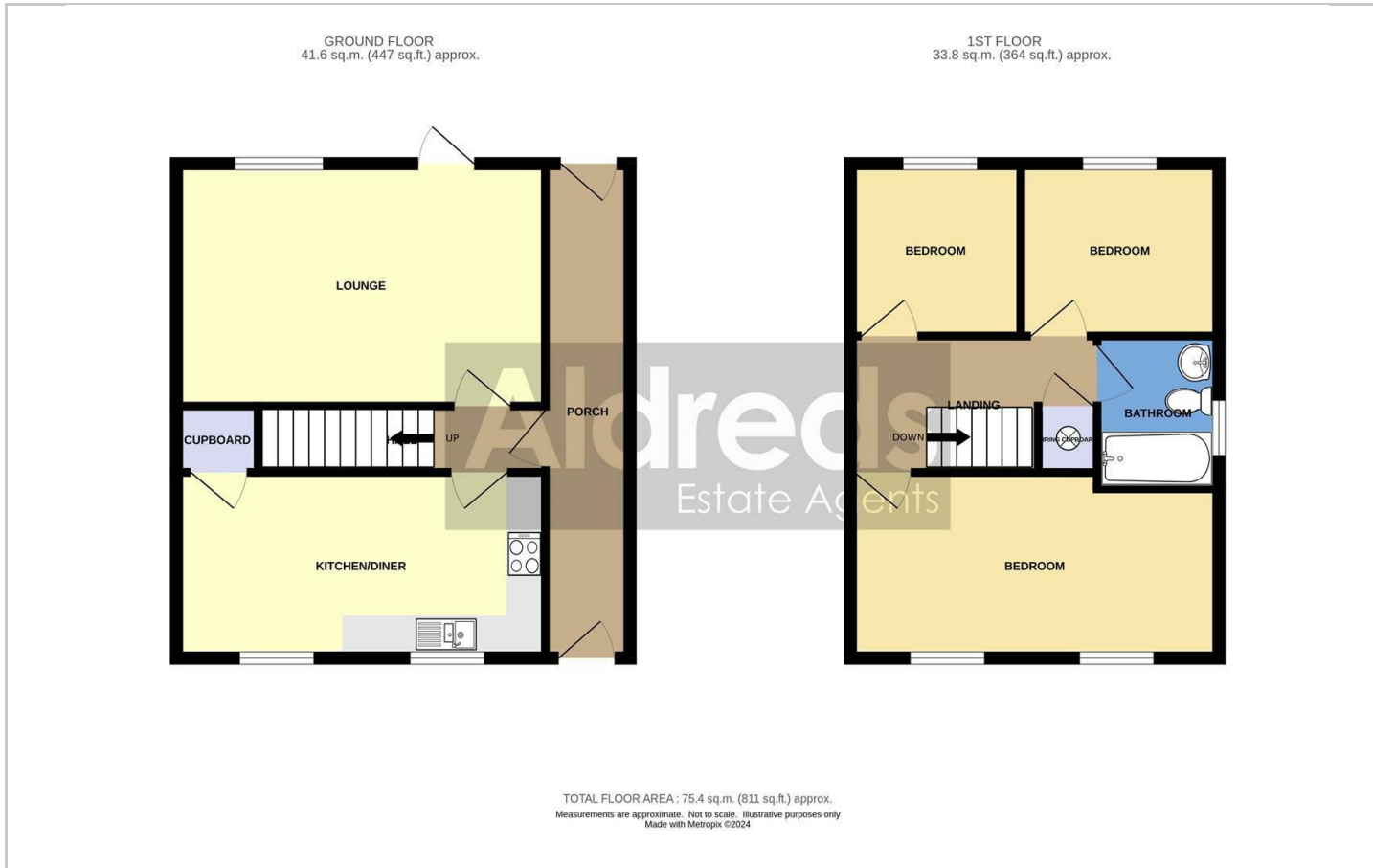
Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe, health centre, schools, library, post office, supermarket and a variety of High Street shops and food outlets.

## Reference

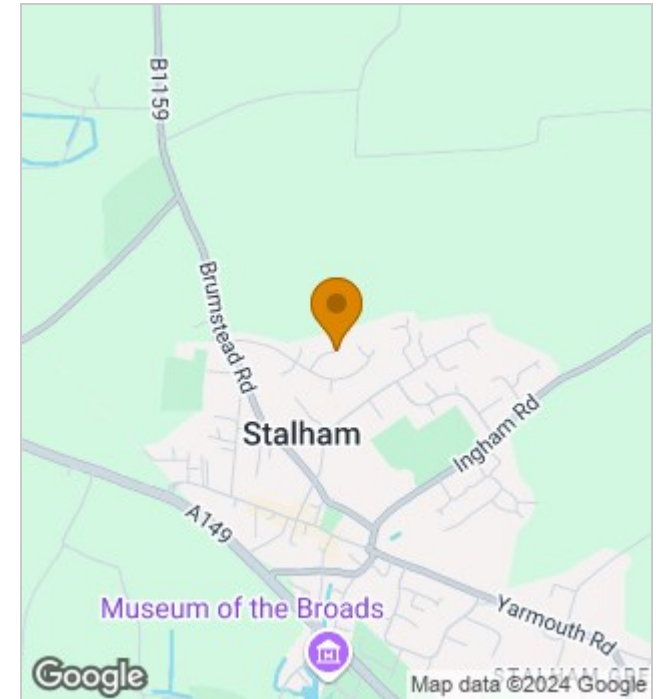
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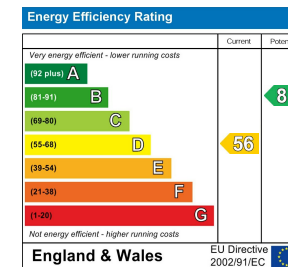
## Floor Plans



## 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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