

Aldreds
Estate Agents



Swallows Nest Brumstead Road, Stalham, NR12 9BJ

£300,000





Swallows Nest Brumstead Road

Stalham, NR12 9BJ

- Spacious Detached Bungalow
- Two Receptions
- Oil Fired Central Heating
- Lots of Potential to Update and Modernise
- Offered With No Onward Chain
- Three Bedrooms
- Generous Plot
- Spacious Driveway, Carport & Garage
- Pleasant Non Estate Position Close To Town Centre
- Be Quick to View!

Aldreds are pleased to offer this spacious three bedroom bungalow, located in a desirable non-estate position within the well served Broadland town of Stalham.

With lots of potential to modernise and improve, this well presented property sits in a generous plot with spacious gardens to the front and rear, driveway parking for a number of vehicles, car port and a garage.

The accommodation offered includes a kitchen diner, lounge, garden room, three bedrooms bathroom with the benefit of oil fired central heating throughout.

Early internal viewing is highly recommended to appreciate this well located home which is offered with no onward chain.



Kitchen/Breakfast Room 16'4" x 9'10" (5m x 3m)

A spacious double aspect room with windows to front and side, part glazed entrance door, a range of fitted kitchen units with works surface and tiled splash back, sink drainer with mixer tap, space for cooker with extractor over, oil fired boiler for hot water and central heating, radiator, door giving access to;

Hallway

Radiator, loft access, power point, airing cupboard housing hot water cylinder and immersion heater, central heating control with thermostat, doors leading off;

Lounge 17'11" x 11'10" (5.47m x 3.62m)

Window to front aspect, rear inward facing window, two radiators, power points, television point, fireplace surround with a Parkray stove.

Garden Room 16'2" x 6'7" plus doorwell (4.95m x 2.03m plus doorwell)

Two windows to side aspect, glazed sliding doors leading to rear garden, two radiators, wall lighting, power points.



Bedroom 1 12'7" x 9'10" (3.86m x 3.02m)

Rear facing window, radiator, power points.

Bedroom 2 10'2" x 9'4" (3.12m x 2.85m)

Rear facing window, radiator, power points.

Bedroom 3 9'10" x 6'11" (3.02m x 2.13m)

Side inward facing window, radiator, power points.

Bathroom

Obscure glazed window to side aspect, low level w.c., pedestal hand wash basin with tiled splash back, panelled bath with tiled surround, shower screen and shower over.

Outside

The property occupies a generous plot in this pleasant non estate position close to the town centre. vehicular access via a driveway extending to the side of the property and onto car port and garage.

Garage 17'1" x 8'2" (5.23m x 2.5m)

With up and over door, side service door, side facing window, power.

Directions

From our Stalham office proceed along St Johns Road, to the junction with the Brumstead Road. Continue straight ahead on the Brumstead Road where the property can be found a short way along on the left hand side.



Gardens

The property offers well maintained, generous lawned gardens to front and rear. The rear garden is enclosed with mature hedgerow and close board panel fencing to boundaries, with paved pathways, greenhouse, uPVC oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: 'C'

Location

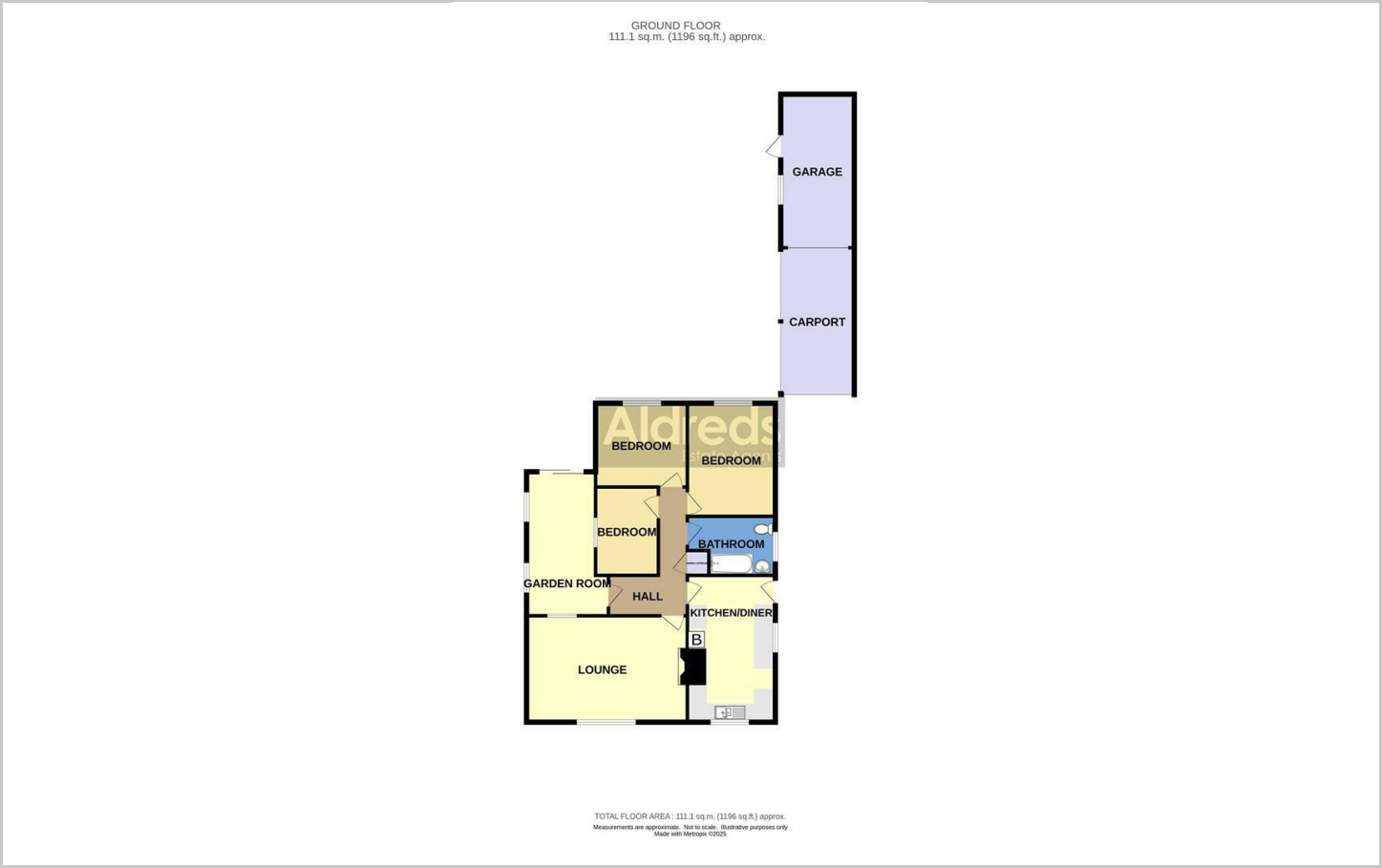
Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

Reference

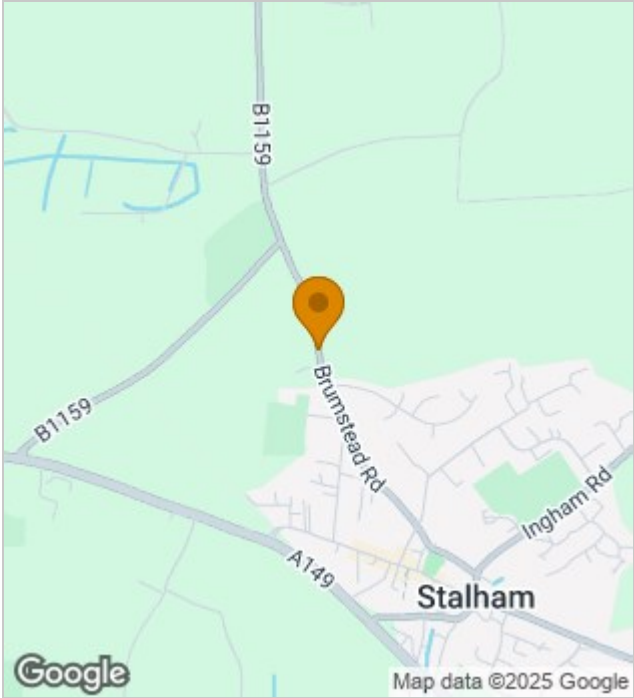
PJL/S9894



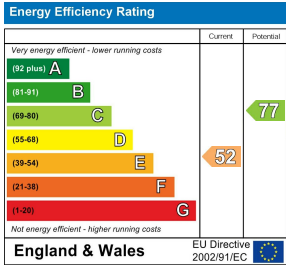
Floor Plans



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.