

**Aldreds**  
Estate Agents



26 Wilson Road, Stalham, NR12 9FL

£375,000









# 26 Wilson Road

Stalham, NR12 9FL

- Spacious Four Bedroom Detached House
- 7.2m Kitchen/Dining/Day Room
- Oil Fired Central Heating
- Nicely Enclosed Rear Garden
- Popular Broadland Town
- Hopkins Homes Built in 2017
- Double Aspect Lounge
- Beautifully Presented Throughout
- Driveway Parking & Garage
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted offer this spacious four bedroom, Hopkins Homes built detached house, situated in the popular Broadland town of Stalham. This well appointed property is presented in excellent order throughout with accommodation including an entrance hall, ground floor cloakroom, 7.2m long kitchen/dining/day room, lounge, study, four first floor bedrooms, master en-suite and a family bathroom. The property offers oil fired central heating, driveway parking, garage and a delightful enclosed rear garden. Early internal viewing is highly recommended to appreciate this beautifully presented home.



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## Entrance Hall

Part glazed entrance door, stairs to first floor landing, under stair cupboard, radiator, smoke detector, doors leading off;

## Cloakroom

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation.

## Study 9'8" x 6'1" (2.95m x 1.86m)

Window to front aspect, radiator, power points, telephone point.

## Lounge 18'2" x 10'9" (5.56m x 3.29m)

A spacious double aspect room with window to front and glazed French doors leading to rear garden, two radiators, power points, television point, telephone point.





**Kitchen/Diner 23'7" x 11'3" reducing to 9'7" (7.2m x 3.44m reducing to 2.93m)**

A hugely spacious triple aspect room with windows to side and rear, glazed French doors leading to rear garden, tiled flooring, a range of fitted kitchen units with rolled edge work-surface and tiled splash back, stainless steel sink drainer with mono bloc tap, oil fired boiler for hot water and central heating, integrated electric double oven, ceramic hob and stainless steel chimney style extractor, plumbing for washing machine and dishwasher, ventilation, radiator, power points, television point.

### **First Floor Landing**

Rear facing window, radiator, smoke detector, loft access (boarded with loft ladder), power points, airing cupboard housing pressurised hot water cylinder, doors leading off;

### **Bedroom 1 10'11" x 10'10" extending to 12'5" (3.35m x 3.32m extending to 3.79m)**

Window to front aspect, radiator, power points, television point, telephone point, built-in wardrobe, doors giving access to;

### **En-Suite Shower Room**

Obscure glazed window to front aspect, radiator, low level w.c., pedestal hand wash basin, tiled shower cubicle, ventilation, shavers point.

### **Directions**

Proceeding out of Stalham on the Ingham Road, passing the high school on your lefthand side, turn second right into Wilson Road and proceed straight ahead, passing the right turn into Whiley Lane. Continue as the road turns to the right, where the property can be located a short way along on the right hand side.





### Bedroom 2 11'4" x 11'3" at max (3.46m x 3.44m at max)

Window to rear, radiator, power points, telephone point, television point, built-in wardrobe.

### Bedroom 3 11'2" at max x 9'8" (3.42m at max x 2.95m)

Window to front aspect, radiator, power points, television point, telephone point, built-in wardrobe.

### Bedroom 4 8'8" x 6'8" (2.65m x 2.04m)

Window to side aspect, radiator, power points, telephone point.

### Bathroom 7'0" x 7'0" (2.15m x 2.15m)

Rear facing obscure glazed window, part tiled walls, radiator, white suite comprising of low level w.c., pedestal hand wash basin, panelled bath with shower screen and shower attachment over, ventilation, radiator, shavers point.

### Outside

The property occupies a pleasant position within this modern development. A shingled driveway extends to the side of the property, providing ample parking space for three cars and leading onto a garage with front facing up and over door, sider service door, power and lighting. The property offers a nicely enclosed rear garden with close board panel fencing to boundaries with paved pathways and patio, timber garden shed. The rear garden is predominately laid to lawn with raised borders, well stocked with a variety of shrubbery and planting, nicely screen uPVC oil storage tank.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

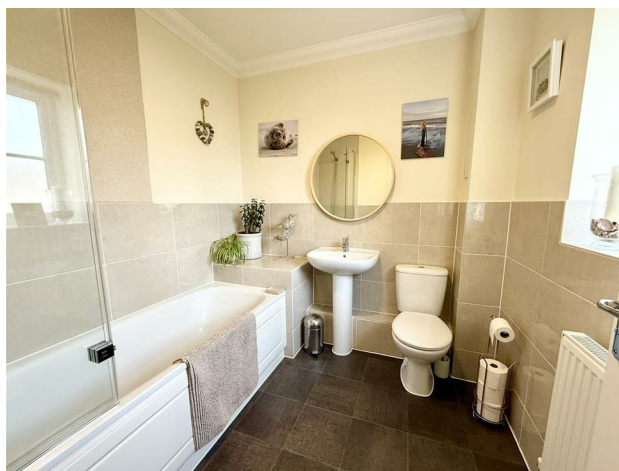
North Norfolk District Council - Band 'D'

### 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 also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular bus service to Great Yarmouth and the fine city of Norwich.

### Reference

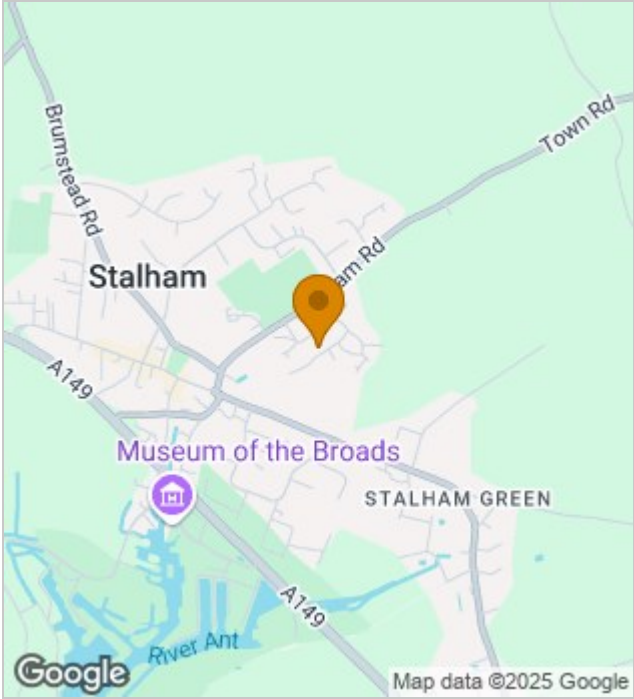
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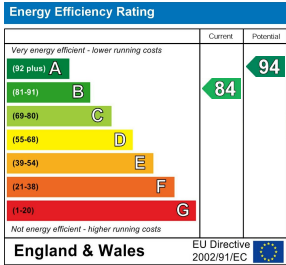
Floor Plans



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.

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