

**Aldreds**  
Estate Agents



19 Wodehouse Close, Stalham, NR12 9BW

£189,500





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# 19 Wodehouse Close

Stalham, NR12 9BW

- Modern Mid Terrace House
- Well Presented Throughout
- Conservatory
- Two Allocated Parking Spaces
- Lovely Enclosed Garden
- Three Bedrooms
- uPVC Sealed Unit Double Glazed Windows
- Electric Storage Heating
- Garage En Bloc
- Popular Broadland Town

A nicely presented three bedroom terrace house, situated in the popular Broadland town of Stalham. This spacious property offers accommodation including entrance porch, hallway, lounge/diner, conservatory, kitchen, bathroom and three bedrooms. The property offers electric storage heating, uPVC sealed unit double glazed windows, a pleasant enclosed rear garden, garage en bloc and two allocated parking spaces. Offered with no onward chain.



## Entrance Porch 4'1" x 2'11" (1.26m x 0.9m)

Part glazed uPVC entrance Door, windows to front and side aspects, glazed door giving access to;

## Hallway

Storage heater, power points, stairs to first floor landing, door giving access to;

## Lounge/Diner 24'5" x 12'8" reducing to 7'7" (7.45m x 3.88m reducing to 2.32m)

Window to front aspect. power points, telephone point, television point, wall mounted controllable electric heater, smoke detector, door way to kitchen, glazed sliding doors giving access to;

## Conservatory 8'1" x 6'4" (2.47m x 1.94m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, door giving access to garden, power points.





### Kitchen 10'2" x 8'0" (3.1m x 2.44m)

Window to rear aspect, under stair cupboard, a range of fitted kitchen units with rolled edge work surface with tiled splashback, stainless steel sink drainer with mixer tap, plumbing for washing machine, power points, electric cooker, extractor.

### First Floor Landing

Airing cupboard housing hot water cylinder, loft access, storage heater, power point, doors leading off;

### Bedroom 1 12'0" x 8'10" (3.68m x 2.7m)

Window to front aspect, power points, tv cable.

### Bedroom 2 12'0" x 8'11" reducing to 7'0" (3.66m x 2.73m reducing to 2.14m)

Window to rear aspect, power points.

### Bedroom 3 9'3" x 6'9" at max (2.83m x 2.06m at max)

Window to front aspect, over stairwell built-in cupboard, power points, storage heater.

### Directions

From Aldreds Stalham Office proceed along St Johns Road, turning left onto Brumstead Road, turn immediately right into Lyndford Road proceed a short a way along before turning right into Wodehouse Close, where the property can be found towards the end of the close on the left hand side, facing the communal grassed area.



### Bathroom

Obscure glazed window to rear, part tiled walls, white suite comprising pedestal wash hand basin, low level w.c., panelled bath with electric shower over and tiled surround, fitted cupboard.

### Outside

The property is offered with two allocated parking spaces and a garage en bloc. Resin coated open plan front garden. To the rear is a pleasant enclosed garden with close board panel fencing to boundaries, laid to lawn with paved pathways and timber garden shed.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: B.

### 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

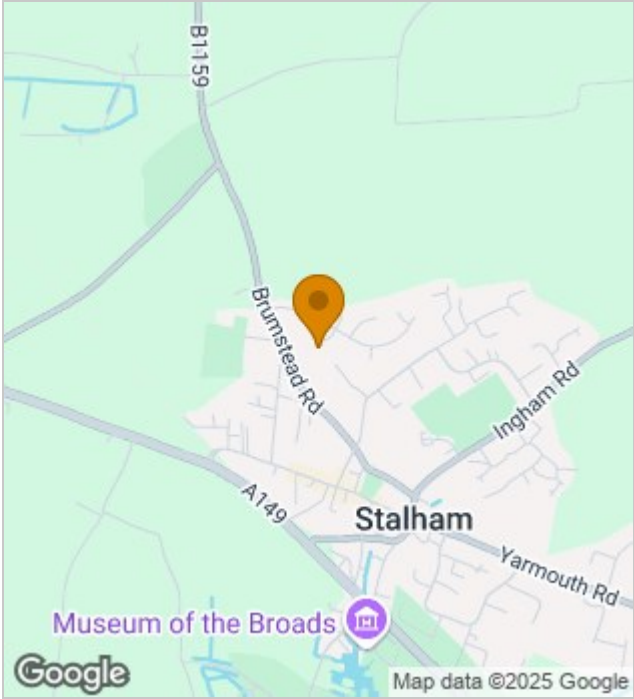
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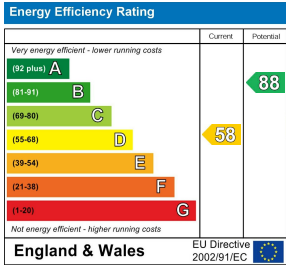
Floor Plans



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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