

Aldreds
Estate Agents



44 Rivermead, Stalham, NR12 9PH

£245,000





44 Rivermead

Stalham, NR12 9PH

- Spacious Detached Bungalow
- Oil Fired Central Heating
- Scope To Modernise & Improve
- Sought After Residential Area
- Offered With No Onward Chain
- Three Bedrooms
- Driveway Parking & Garage
- Low Maintenance Garden
- Popular Broadland Town
- Early Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious three bedroom detached bungalow situated in a desirable cul-de-sac position within the popular Broadland town of Stalham. This nicely located property offers light and airy accommodation comprising of an entrance porch, open plan lounge/diner, kitchen, inner hall, shower room, three bedrooms and conservatory. The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking, low maintenance gardens and a brick built garage. Offered with no onward chain. Early internal viewing is highly recommended.



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Entrance Porch 7'6" x 3'8" (2.31m x 1.12m)

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

Open Plan Lounge/Diner 21'0" x 16'4" reducing to 10'11" (6.41m x 5m reducing to 3.34m)

A spacious double aspect room with windows to front and side, two radiators, power points, telephone point, television point, thermostat, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Kitchen 9'7" x 8'2" (2.93m x 2.5m)

Window to side aspect, glazed door giving access to driveway, tiled flooring, oil fired boiler for hot water and central heating, a range fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, plumbing for washing machine, power points.

Inner Hall

Loft access, radiator, doors leading off;



Shower Room

Obscure glazed window to side aspect. radiator, low level w.c., pedestal hand wash basin, fitted cupboards, tiled shower cubicle with a electric shower.

Bedroom 1 11'0" x 10'11" (3.37m x 3.34m)

Glazed French doors leading to conservatory, radiator, power points.

Bedroom 2 9'8" x 9'1" increasing to 10'11" (2.95m x 2.79m increasing to 3.34m)

Window to rear aspect, radiator, power points.

Bedroom 3 7'11" x 6'11" (2.43m x 2.11m)

Side facing window, radiator, power point.

Conservatory 12'2" x 7'6" (3.73m x 2.31m)

Of a uPVC sealed unit double glazed construction with a pitched Polycarbonate roof, tiled flooring, French doors to rear garden, power points.

Directions

From Aldreds Stalham office proceed along St. John's Road turning right into Brumstead Road. At the 'T' junction turn right, at the mini roundabout turn left onto Yarmouth Road, take the second right hand turn into Rivermead. Take the second left, where the property can be found a short way along on the right hand side, located by our FOR SALE board.



Outside

The property occupies a pleasant position in this quiet cul-de-sac with vehicular access via tarmac driveway extending to the side of the property, leading onto a single garage. The front garden is mainly laid to shingle with well stocked borders, the rear garden is also paved and shingled for low maintenance with shrubbery and planting to borders, timber garden shed, uPVC oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council tax

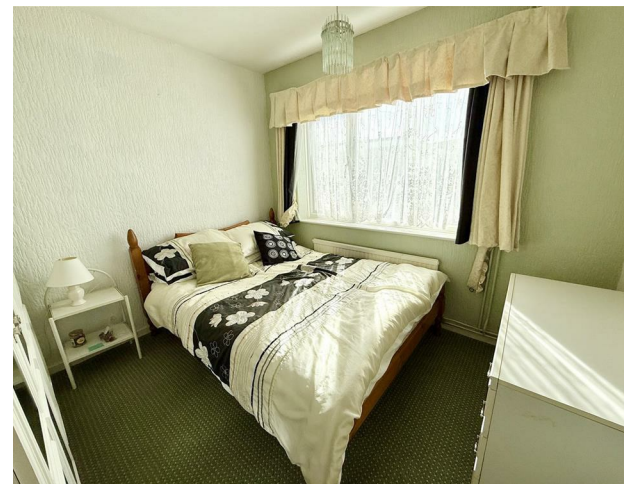
North Norfolk District Council - Band: C.

Location

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

Reference

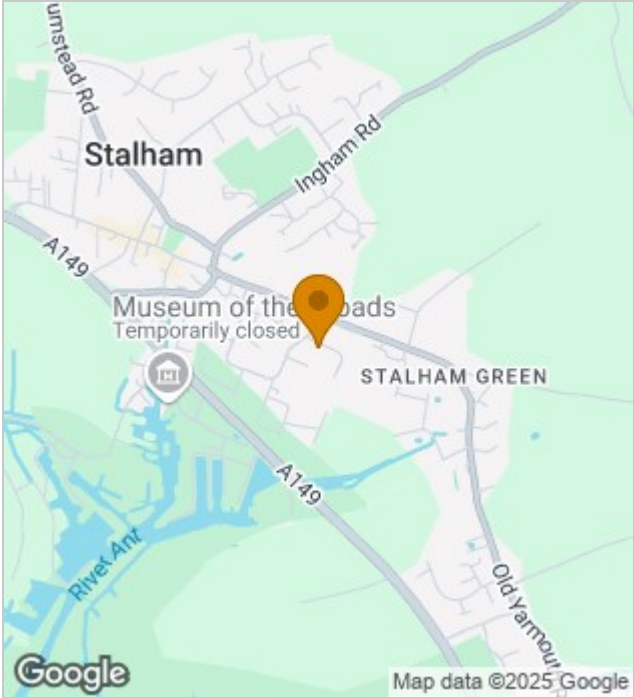
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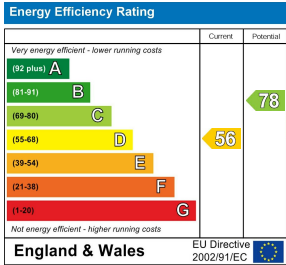
Floor Plans



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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