



Greenacre Camping Field Lane, Stalham, NR12 9DT

£450,000





Greenacre Camping Field Lane

Stalham, NR12 9DT

- Stunning 1930's built Detached Bungalow
- Three Bedrooms
- Triple Aspect Lounge and Garden Room
- Oil Central heating
- Spacious Driveway Parking
- Flexible Extended Living Accommodation
- Bathroom & En Suite Shower Room
- Potential to Create an Annexe
- Beautifully Landscaped Garden with Workshop
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this stunning 1930's built, detached bungalow located within the popular Broadland town of Stalham. Situated in a convenient location, close to local amenities, this beautifully appointed property must be viewed to be appreciated and offers flexible, spacious living accommodation including an entrance hall, modern fitted kitchen/breakfast room, garden room, lounge, an additional sitting room/dining room with adjacent bedroom and en-suite with potential for annex conversion, two further bedrooms and bathroom. The property offers oil fired central heating, uPVC sealed unit double glazed windows and stunning wrap around gardens of approximately 0.21 acres (stms), with off road parking for a number of vehicles and a timber built-in workshop. Early internal viewing is highly recommended to appreciate this wonderful Broadland property.



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Entrance Hall

Part glazed composite entrance door with glazed side panel, radiator, fitted shelving, loft access, power points, cloaks cupboard, open plan access to kitchen/breakfast room, door giving access to;

Sitting/Dining Room 18'2" x 13'1" at max (5.54m x 4m at max)

Potential to create annex accommodation with glazed sliding patio doors to rear garden, rear facing window, radiator, power points, television point, door giving access to;

Bedroom 2 11'3" x 9'2" (3.45m x 2.8m)

Window to front aspect, radiator, power points, a range of fitted bedroom furniture comprising of bedside cabinets, wardrobes and over beds cupboards with under cupboard lighting, sliding door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, low level w.c., hand wash basin within a fitted storage unit with tiled splash back, tiled shower cubicle with electric shower, ventilation.



Kitchen/Breakfast Room 15'3" x 10'3" (4.67m x 3.14m)

Window to side aspect, a range of recently fitted contemporary units with work surface and panelled splash backs, peninsula breakfast bar housing fitted units, integrated appliances including electric oven, combination microwave, dishwasher, larger freezer, larger fridge, ceramic hob and extractor, ceramic sink drainer with mixer tap, airing cupboard housing hot water cylinder with immersion heater, radiator, power points, telephone point, doorway leading to garden room, door giving access to;

Utility Cupboard/Pantry 6'5" x 3'11" (1.96m x 1.21m)

Fitted shelving, power points, plumbing for washing machine, fitted work surface, wall mounted oil fired boiler for hot water and central heating.

Garden Room 15'3" x 13'11" at max (4.67m x 4.26m at max)

(Of an irregular shape) A lovely, bright living space with glazed door giving access to garden with windows to either side, glass bricks inward facing, allowing light into the kitchen/breakfast room, radiator, power points, doors leading off;

Lounge 13'11" x 11'11" extending to 13'11" into bay (4.25m x 3.65m extending to 4.25m into bay)

A spacious, treble aspect room with bay window to front with windows to either side aspect, radiator, power points, television point, fireplace surround with a tiled hearth and a log effect electric fire.

Directions

From our Stalham office, continue along St John's Road turning right into Brumstead Road, proceed along, turning left into Camping Field Lane, where the property can be found a short way along on the left hand side.



Bathroom 9'11" x 6'5" (3.03m x 1.96m)

Rear facing obscure glazed window, white suite comprising of panelled corner bath with mono bloc tap, low level w.c., hand wash basin within a fitted storage unit, medicine cabinet and with mirror and lighting, shaver point, panelled shower cubicle, ventilation, radiator.

Bedroom 1 13'11" x 11'11" extending to 13'11" into bay (4.25m x 3.64m extending to 4.25m into bay)

A light and airy treble aspect room with windows to front and rear with a side facing bay window overlooking the garden, radiator, power points, built-in wardrobe with sliding mirrored door.

Bedroom 3 10'3" x 10'0" (3.14m x 3.05m)

Rear facing window, radiator, power points, telephone point.

Outside

The property occupies a delightful position and is located within a generous plot of approximately 0.21 acre (stms) with vehicular access via a shingle driveway, accessed via a wrought iron gate on brick built pillars, with ample parking space for a number of vehicles.

Gardens

The property offers stunning wrap around gardens, beautifully landscaped, laid to lawn with paved and block weave patio area. Beyond the immaculate lawn, hidden behind close board panel fencing, is a covered working area with an adjoining shed with power and lighting, adjacent to this is the timber built workshop. The gardens extend further round to the rear of the property, behind a dividing high level brick wall to a lawned area with a 'Rhino' greenhouse, additional patio, mature hedgerows to boundaries and a nicely screened oil storage tank.

Workshop 15'7" x 11'10" (4.76m x 3.62m)

Front facing part glazed double doors, two front facing windows, power and lighting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C

Location

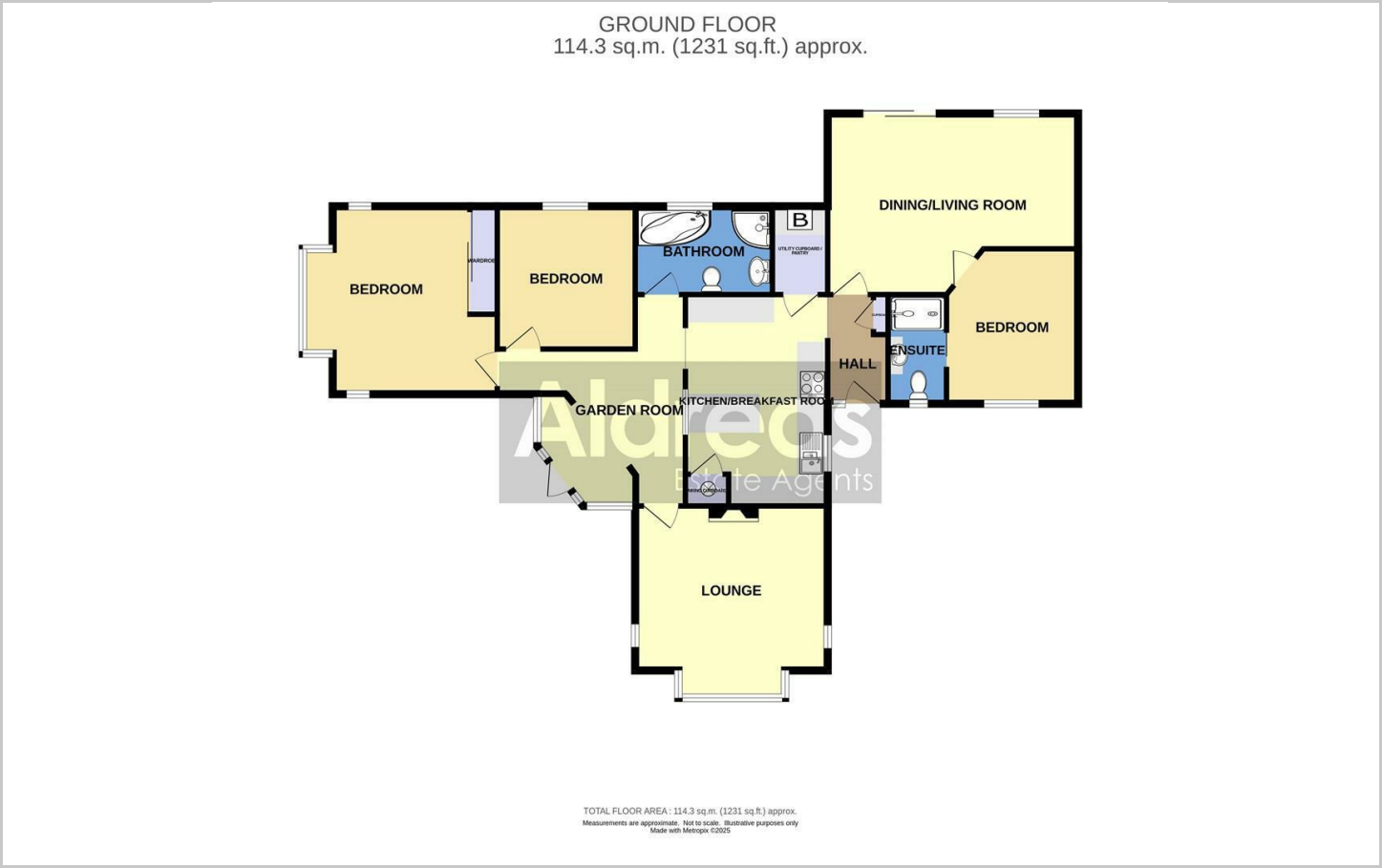
Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, marina, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

Reference

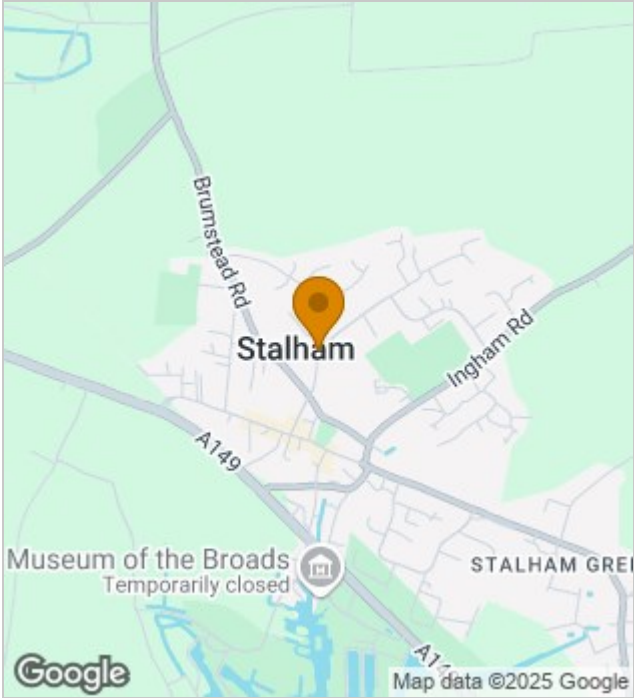
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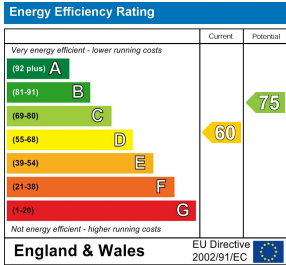
Floor Plans



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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