

**Aldreds**  
Estate Agents



9 High Street, Stalham, NR12 9AH

£240,000









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# 9 High Street

Stalham, Norwich, NR12 9AH

- Spacious Semi Detached House
- Convenient Location
- Nicely Enclosed Rear Garden
- Modern Fitted Kitchen & Shower Room
- Popular Broadland Town
- Three Bedrooms
- Electric Central Heating (Storage Rate)
- Brick Built Garage and Parking
- Spacious L-Shaped Lounge/Diner
- PV Solar Panels with Grid Feed-in Tariff

Aldreds are pleased to offer this spacious three bedroom semi detached house situated in a convenient central position within the popular Broadland town of Stalham. This well presented home offers accommodation including an entrance hall, cloakroom, L-shaped lounge/diner, kitchen, utility/conservatory, three bedrooms and a first floor shower room.

The property offers electric central heating (on a night storage rate), uPVC sealed unit double glazed windows, a nicely enclosed rear garden and parking space and a brick built garage. Early viewing is highly recommended to appreciate this conveniently located property.



## Entrance Hall

Part glazed entrance door, window to front aspect, power points, telephone point, two radiators, stairs to first floor landing, doors leading off;

## Cloakroom

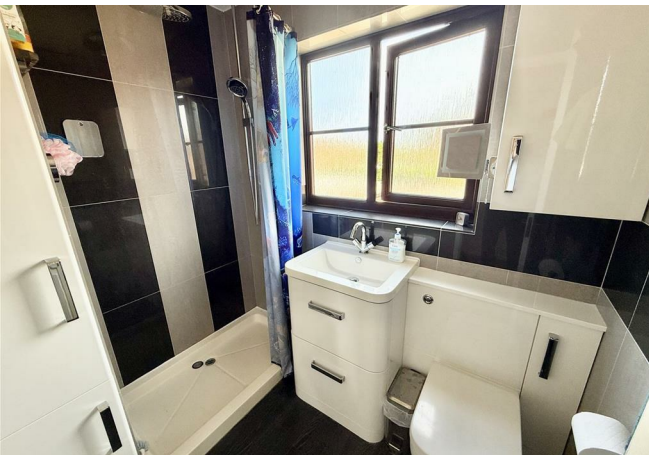
Low level w.c., corner hand wash basin with tiled splash back, radiator.

## Lounge/Diner 13'8" red to 7'3" x 19'4" red to 10'1" (4.18m red to 2.23m x 5.9m red to 3.09m)

A spacious L-shaped room with window to front, glazed French doors leading to rear garden, two radiators, power points, television point, thermostat control, door giving access to;

## Kitchen 12'4" x 8'8" at max (3.77m x 2.65m at max)

Two rear facing windows, tiled flooring, door from hallway, cupboard housing electric storage heating boiler for radiator central heating system, vertical radiator, a range of modern fitted kitchen units with a rolled edge work surface with tiled splash back, stainless steel sink drainer with mixer tap with extendable head, integrated electric oven, ceramic hob, extractor, dishwasher, microwave, fridge and freezer, glazed door giving access to;







## Directions

From Aldreds Stalham office, proceed north towards the end of the High Street where the property can be found on your right hand side, just beyond Weavers Close, located by our 'For Sale' board.

### Utility/Conservatory 12'7" x 5'10" (3.85m x 1.8m)

Glazed door to rear garden, windows to side and rear aspect, pitched Polycarbonate roof, tiled flooring, a range of fitted base and wall units with rolled edge work surface, stainless steel sink drainer with mono bloc tap, plumbing for washing machine, power points.

### First Floor Landing

Window to side aspect, airing cupboard housing hot water cylinder, loft access, power point, doors leading off;

### Bedroom 1 10'2" x 9'10" (3.12m x 3m)

Window to front aspect, radiator, power points, range of fitted wardrobes with sliding doors.

### Bedroom 2 10'4" at max x 8'9" (3.15m at max x 2.69m)

Rear facing window, radiator, power points, built-in wardrobe.

### Bedroom 3 12'9" at max x 10'3" red to 7'2" (3.9m at max x 3.13m red to 2.2m)

Front facing window, radiator, power points, hand wash basin with mixer tap.





### Shower Room 6'10" x 5'4" (2.1m x 1.65m)

Rear facing obscure glazed window, fully tiled walls, comprising of low level w.c. with enclosed cistern, hand wash basin with storage under, wall cupboards, tiled shower with ceiling mounted raindrop shower head, inset LED ceiling lighting, ventilation, heated towel rail.

### Outside

The property sits in a conventional position at the top of the High Street, situated well back with a shingled and lawned front garden area and side access to the rear garden. Vehicular access is to the rear of the property off of Weavers Close, leading to an enclosed parking space and a brick built garage with power supply. A pedestrian gate gives access to a nicely enclosed rear garden which is predominately laid to lawn with paved patio areas, timber garden shed and a variety of well stocked shrubbery and planting to borders.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### PV Solar Panels

The property offers PV solar panels providing additional electric supply and a grid feed-in tariff.

### Council Tax

North Norfolk District Council. Band 'B'

### Location

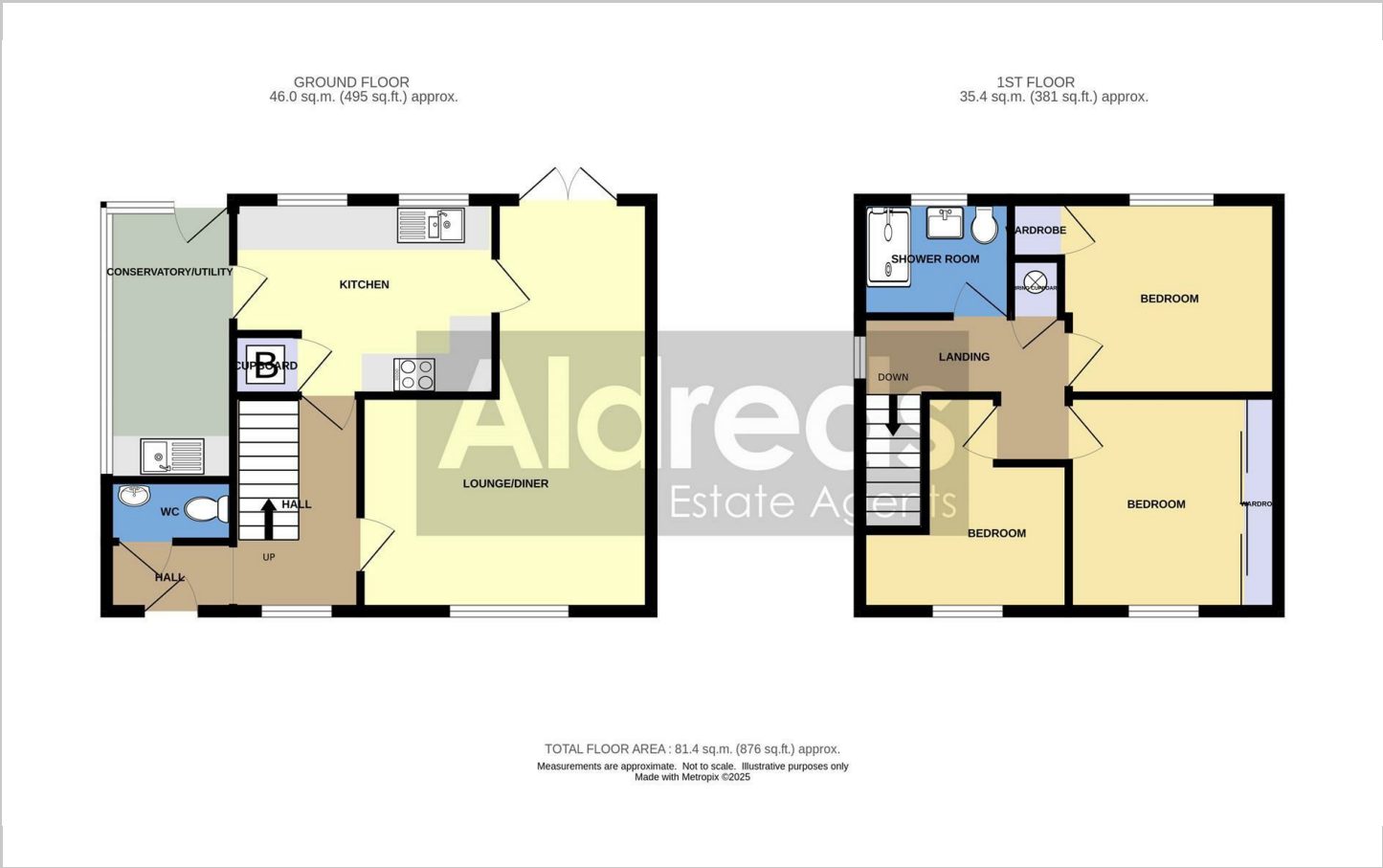
Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

### Reference

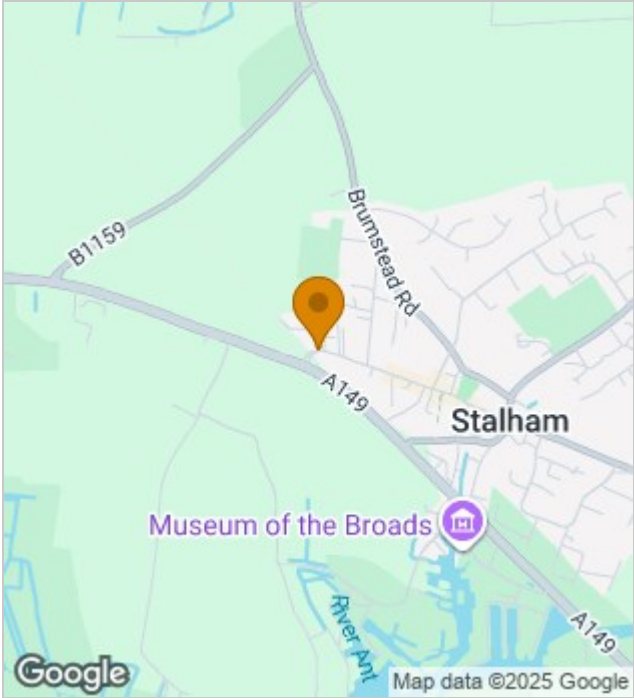
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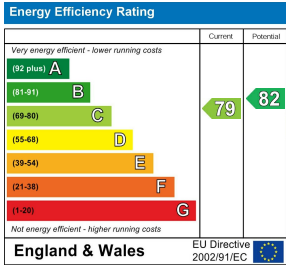
Floor Plans



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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