

Aldreds
Estate Agents



12 Batchelors Loke, Stalham, Norwich, NR12 9FR

£210,000





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Stalham, Norwich, NR12 9FR

- Modern Terrace House
- Two Bedrooms
- Oil Central Heating
- Ground Floor WC
- Popular Broadland Town
- Built by Hopkins Homes
- Kitchen Diner
- Parking
- Enclosed Rear Garden
- Ideal First Time Buy or Investment Purchase

Aldreds are pleased to offer this attractive two bedroom, modern terrace house located in the popular Hopkins Homes development in the Broadland town of Stalham. This nicely positioned property offers generous accommodation including a lounge, kitchen/diner, ground floor w.c., two bedrooms and bathroom. The property benefits from oil fired central heating, sealed unit double glazed windows, an enclosed rear garden and allocated parking space for two cars. Internal viewing is highly recommended to appreciate this well appointed, modern home which would make an ideal first time purchase or buy to let investment.



Lounge

A spacious room with part glazed entrance door, window to front aspect, two radiators, power points, television point, telephone point, alarm control, stairs to first floor landing with under stairs cupboard, central heating thermostat, doors leading off;

Cloakroom

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

Kitchen/Diner

Part glazed door to rear garden, rear facing window, tiled flooring, radiator, power points, television point, telephone point, range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mono bloc tap, plumbing for dishwasher, integrated electric oven, ceramic hob and stainless steel chimney extractor, integrated fridge-freezer, washing machine, wall mounted oil boiler for hot water and central heating.





First Floor Landing

Loft access with ladder, radiator, power point, smoke detector, airing cupboard housing pressurised hot water cylinder, doors leading off;

Bedroom 1 14'9" x 13'10" at max (4.50 x 4.22 at max)

Two windows to front aspect, radiator, power points, television point, central heating thermostat control.

Bedroom 2 6'11" x 7'6" (2.11 x 2.29)

Window to rear aspect, radiator, power points, television point, telephone point.

Bathroom 6'10" x 6'11" (2.08 x 2.11)

Obscure glazed window to rear aspect, part tiled walls, radiator, white suite comprising of panelled bath with shower over and shower screen, low level w.c., pedestal hand wash basin, shavers point, ventilation.

Directions

From the Ingham Road as if leaving Stalham, turn right into Wilson Road and proceed straight ahead before bearing off left into Jeckells Road, continue towards the end of the road, turn right into Batchelors Loke where the property can be located a short way along on the left hand side, located by our FOR SALE board.



Outside

The property offers an enclosed rear garden with paved pathway and patio, timber garden shed, uPVC oil storage tank enclosed with timber trellising, pedestrian gate to rear giving access to two allocated parking spaces, external water supply and lighting.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: B.

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

PJL/S9864

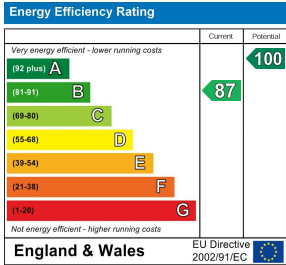
Floor Plans



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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