

**Aldreds**  
Estate Agents



77 Rivermead, Stalham, NR12 9PJ

£220,000









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# 77 Rivermead

Stalham, Norwich, NR12 9PJ

- Spacious Semi Detached Bungalow
- Oil Fired Central Heating
- Delightful Enclosed Rear Garden
- Lots Of Potential To Modernise
- Popular Broadland Town
- Two Bedrooms
- uPVC Sealed Unit Double Glazed Windows
- Parking & Garage
- Offered With No Onward Chain
- Convenient Location

Aldreds are pleased to offer this spacious semi detached bungalow situated in a convenient position, close to the local amenities, within the popular Broadland town of Stalham. This well located property would now benefit from a course of modernisation and updating, representing an excellent opportunity to acquire a bungalow in this location. The accommodation offered includes an entrance porch, hall, lounge, kitchen, inner hall, two bedrooms and bathroom. The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking, garage and a delightful enclosed rear garden.



## Entrance Porch

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

## Hallway

Radiator, power points, built-in cupboard housing electric meters, doors leading off;

## Kitchen 9'11" x 7'11" (3.03m x 2.42m)

Window to side aspect, part glazed door to side, a range of fitted units with rolled edge work surface, stainless steel sink drainer, power points.

## Lounge 14'9" x 12'7" (4.5m x 3.85m)

Window to front aspect, radiator, power points, thermostat, tiled fireplace surround with tiled hearth with an electric coal effect fire, door giving access to;

## Inner Hall

Loft access, cupboard housing hot water cylinder with immersion heater, doors leading off.







### Bedroom 1 11'6" x 9'7" (3.53m x 2.93m)

Window to rear aspect, radiator, power point, built-in wardrobe.

### Bedroom 2 11'1" x 11'6" reducing to 9'0" (3.38m x 3.53m reducing to 2.76m)

Window to rear aspect, radiator, power points.

### Bathroom

Side facing obscure glazed window, panelled bath with tiled surround and electric shower over, pedestal hand wash basin with tiled splash back, low level w.c..

### Outside

The property sits in a pleasant position with lawned front garden, driveway extending to the side with gates leading onto a garage with a front facing up and over door, side service door. To the rear of the property is a delightful enclosed garden, laid to lawn with a patio to the rear of the property, timber garden shed, greenhouse, external oil fired boiler and oil storage tank, external lighting.

### Tenure

Freehold.

### 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, where the property can be found a short way along on the right hand side, located by our FOR SALE board.





### 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, health centre, schools, library, post office, supermarket and a variety of High Street shops and food outlets.

### Reference

PJL/S9971

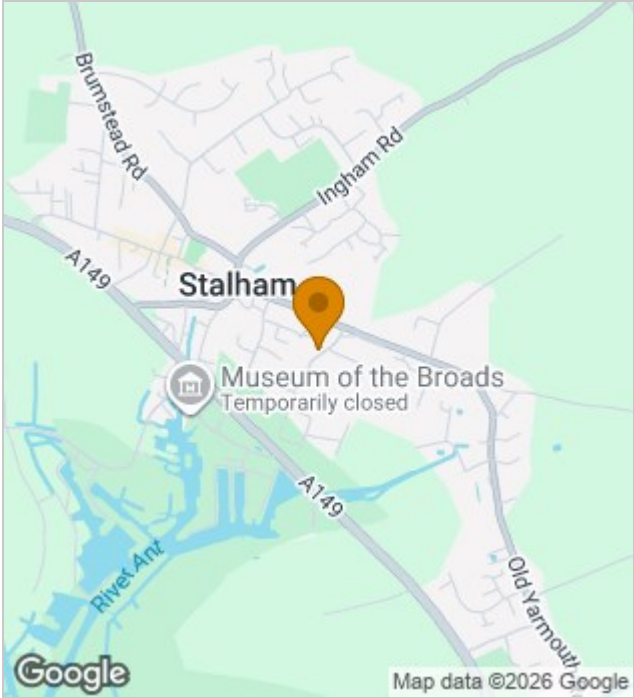




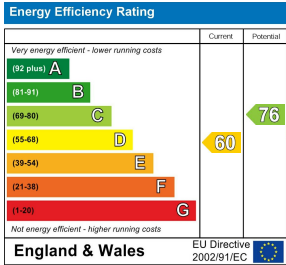
Floor Plans



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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