



11 Wilson Road, Stalham, Norwich, NR12 9FL

£280,000



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# 11 Wilson Road

Stalham, Norwich, NR12 9FL

£280,000

- Spacious Modern Home
- Sought After Modern Hopkins Development
- Ground Floor Cloakroom
- Enclosed Garden
- Convenient Position within Broadland Town

- Three Bedrooms with Master En-Suite
- Triple Aspect 5.55m Kitchen/Diner & Lounge
- Oil Fired Central Heating
- Garage & Parking
- Internal Viewing is Highly Recommended

Aldreds are delighted offer this spacious three bedroom semi-detached property situated in this sought after modern Hopkins Homes development in the popular Broadland town of Stalham. This spacious home offers accommodation including an entrance hall, cloakroom, 5.5m triple aspect kitchen/diner and lounge, three bedrooms, master en-suite and a family bathroom.

The property benefits from sealed unit double glazed windows, oil fired central heating, driveway parking, garage and a nicely enclosed garden. Early internal viewing is strongly recommended to appreciate this well appointed property.



## Entrance Hall

Radiator, power points, central heating control, stairs to first floor landing, doors leading off;

## Cloakroom

Tiled flooring, low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation.

## Kitchen/Diner 18'2" x 16'9" reducing to 9'7" (5.55m x 5.12m reducing to 2.93m)

A hugely spacious, triple aspect room with windows to front and side, glazed French doors leading to garden, tiled flooring, three radiators, under stair cupboard, a range of fitted kitchen units with rolled edge work surface and tiled splash back, integrated appliances including electric double oven, ceramic hob, stainless steel chimney style extractor, oil fired boiler for hot water and central heating, plumbing for washing machine, space for dishwasher.

## Lounge 18'2" x 10'10" (5.55m x 3.31m)

A spacious double aspect room with windows to front and side, two radiators, power points, television point, telephone point.



## Directions

Proceeding out of Stalham on the Ingham Road, passing the high school on your left hand side, turn second right into Wilson Road and proceed straight ahead, where the property can be located a short way along on the left hand side.



## First Floor Landing

Radiator, power points, two built-in cupboards, one being an airing cupboard housing pressurised hot water cylinder, doors leading off;

**Master Bedroom 11'2" x 11'0" plus doorwell (3.41m x 3.37m plus doorwell)**

Window to front aspect, radiator, power points, central heating control, television point, door giving access to;

## En-Suite Shower Room

Window to front aspect, tiled floor, low level w.c., pedestal hand wash basin with tiled splash back, tiled shower cubicle, radiator, shavers point, ventilation.

**Bedroom 2 11'0" x 9'9" (3.37m x 2.98m)**

Window to front aspect, radiator, power points, television point, built-in wardrobe, telephone point.

**Bedroom 3 11'2" reducing to 10'0" x 6'11" (3.42m reducing to 3.05m x 2.11m)**

Window to side aspect, radiator, power points, telephone point.

## Bathroom

Side facing obscure glazed window, tiled flooring, part tiled walls, white suite comprising of panelled bath with shower attachment over, pedestal hand wash basin, low level w.c., radiator, shavers point, ventilation.



## Outside

The property occupies a pleasant corner plot position with an enclosed front garden area with mature hedgerows to boundaries. Parking is to the side of the property via a shingled driveway leading to a garage en-bloc. There is a nicely enclosed garden area predominately to the side, accessed via French doors from the kitchen/diner with a paved patio and pathway leading to timber gate towards the garage and driveway. The garden is nicely enclosed with close board panel fencing to boundaries with a variety of shrubbery and planting to borders, outside lighting and screened uPVC oil storage tank.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: C.

## 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/S10022



## Floor Plans



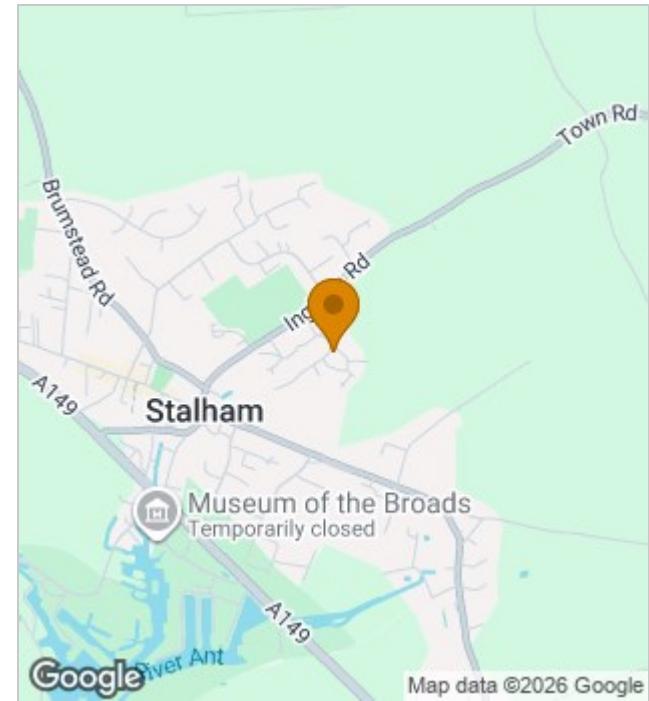
## Viewing

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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## Location Map



## Energy Performance Graph

