



The Drift Bank Street, Stalham Norwich NR12 9BA

welcome to

The Drift Bank Street, Stalham Norwich

STUNNING INDIVIDUAL property requiring some updating, with further scope for development. NO CHAIN! The property sits on a 0.3 of an acre plot (STMS) close to the town centre with 2 garages plus additional parking, 3 reception rooms, 4 bedrooms. Call to avoid disappointment!



Accommodation

Entrance Porch

Double glazed door, coat storage, open plan to.

Conservatory.

10' 4" x 20' 7" min (3.15m x 6.27m min)

Superb room of irregular shape to view the glorious garden with a tiled floor, double glazed doors to the side and double glazed windows throughout, and power, Pillars and wall lights. Radiator, original patio door into lounge, window/hatch into kitchen. Including the entrance porch area the length of the room is 26'7". Door to.

Cloak Room

Low level WC, corner wash hand basin, partly tiled walls, wall storage cupboard. Tiled floor. Extractor.

Dining Room

11' 3" x 11' (3.43m x 3.35m)

with wooden flooring, radiator, double glazed window to rear aspect open to living room and two ceiling lights.

Kitchen

16' 8" x 9' 10" (5.08m x 3.00m)

Block and beam floor double glazed window to rear aspects. LPG gas hob fitted and eye level double electric oven, extractor over gas hob. With a range of wall and base units having work surfaces over, inset sink and drainer and glazed wall units. Space for washing machine and tumble dryer, plumbing for dishwasher. Filter tap fitted, two radiators, double glazed door to side porch with wall units and power.

Living Room

Irregular Shaped Room 23' 4" min x 14' 8" max (7.11m min x 4.47m)

Box bay window to front aspect, coving, open to dining room. Superb room with double glazed bay window overlooking the garden. Original patio door into the hall/conservatory. Three wall lights and three radiators.

Wet Room

Fully fitted wet room with wall mounted shower, built in low level WC, wash hand basin set into to a vanity unit. Radiator, ceiling extractor fan and double glazed window

to rear aspect.

Hallway ' L '

Glazed door to front , radiator, built in cupboard, stairs to first floor bedroom.

Bedroom Two - Double

Irregular Shaped Room 11' 10" min x 12' 2" min (3.61m min x 3.71m)

Room with coving, double glazed box bay window to front aspect. Radiator and fitted wardrobes

Bedroom Three - Double

7' 7" x 16' 1" (2.31m x 4.90m)

with air source heat pump/ air conditioner unit, double glazed window to rear aspect.

Bedroom Four- Single

7' 8" x 10' 4" max (2.34m x 3.15m max)

With window to rear aspect, and radiator. Currently used as a study. Having built in wardrobes, shelving and glass door to hallway.

Bedroom One And Loft Area

33' 6" x 13' 11" max into eaves recess (10.21m x 4.24m max into eaves recess)

Double Bedroom with a vaulted ceiling and skylight windows and double glazed window to side aspect. This room could have a multitude of uses, and has previously had planning permission to be converted to 2 separate bedrooms with a stairwell in between. For the time being, this would be make an excellent home office, studio or workshop for a professional and would also suit as a play room or large bedroom for adults. Radiators, considerable under eaves storage, doors to plant room and allocated en suite (not fitted).

Tandem Garage

15' 9" x 24' 8" (4.80m x 7.52m)

Large mainly brick and Flint garage with door to the garden, eaves storage, fitted shelving to each side, power, lighting and barn doors onto the driveway. Room for 2 cars

Garage Two

91' x 22' 9" (27.74m x 6.93m)

Currently used as a workshop with power and lighting, up and over door onto the driveway, side-door to storage area.

Storage Area

Hard standing storage area space for caravan or campervan, currently utilised as a yard area door to the garage.

Garden

The property is enclosed by a combination of a walled, hedged and fenced boundaries and enjoys views of the church beyond. There are 3 brick built sheds. A wooden shed, a vegetable plot to the rear with views to the church there is a spacious lawn, shrubs and flower borders, and there is a large tree in the rear garden, which is a feature beyond compare. There is also a pond and church views

Agents Note

The Property has oil-fired central heating, air-source heat pump in one bedroom, and PV solar panels



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

The Drift Bank Street, Stalham Norwich

- Character Property set in central town Location
- Exceptional Garden
- No Chain
- Church Views
- Extensive Accommodation - Viewing essential to appreciate

Tenure: Freehold EPC Rating: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS107787 - 0011

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