



Jeckells Road, Stalham Norwich NR12 9FN

welcome to

Jeckells Road, Stalham Norwich

This beautifully presented two bedroom coach house, on the recent development in Stalham, which was built 7 years ago! The property comprises of two bedrooms, one with an En-suite, open plan kitchen & living room, parking, garage and garden.

Must be Viewed to be Appreciated!



We are pleased to offer this well-presented, two bedroom apartment, on the recent development in Stalham, which was built 7 years ago. The development is located close to Stalham High School and is within walking distance of the shops, doctors and local schools. The property comprises two Bedrooms, one with an En-suite, open plan kitchen and living room with a dining area, Family Bathroom, fenced garden and allocated parking split between a space and the garage. The property benefits from a remaining 3 years of NHBC guarantee and solar panels.

Stalham is located between Wroxham and Potter Heigham on the A149. The A149 provides good road links to Norwich, Great Yarmouth and North Walsham. There are regular buses running to and from Stalham and there is a large supermarket, in the town. Stalham is within a short walk of the Norfolk Broads and a short drive to the coast at Sea Palling.

Entrance Hall

The front of the property welcomes you with a ground level from door, carpeted entrance hall and stairs up to the property.

Landing

Spacious area with a large airing cupboard and a storage cupboard, Velux window to the rear aspect and access to all rooms.

Living Room/ Kitchen

The Living room has carpeted flooring, two double glazed windows, two radiator, fan heater, space for dining table and access into the kitchen. TV and phone point.

The kitchen has a range of matching base and wall units with worktop over, integrated fridge and freezer, washing machine, dishwasher, electric oven, cooker hood and hob along with a tile splashback, ceiling extractor fan and window to the front, two Velux windows to the rear and ceiling lights.

Bedroom One

15' 10" Max x 10' 5" Max (4.83m Max x 3.17m Max)
The main bedroom has carpeted flooring, a radiator, window to the front, an en suite and wardrobe. TV and phone point.

En Suite

The en suite has a shower cubicle, sink and toilet along with tile flooring, Velux window to the rear and a ceiling light, extractor fan and radiator.

Bedroom Two

11' 2" x 9' 11" (3.40m x 3.02m)
Bedroom 2 has carpeted flooring, a window to the front, storage wardrobe, radiator and a ceiling light. TV and phone point.

Family Bathroom

The main bathroom has a sink, toilet, bath with showerhead attachment along with tiled flooring, part tiled walls, ceiling light, large built in storage cupboard and window to the front.

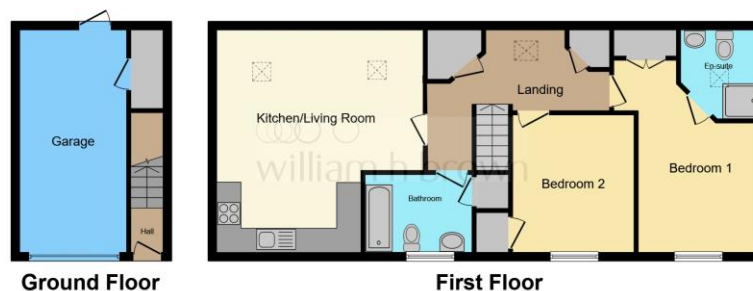
Exterior

The front of this property is shingles and allows access to the garage.

The rear garden is accessed via a side gate or through the garage. It is enclosed and is shingle and slab

Garage

The garage has power and lighting and allows access to the garden via a rear door. Oil fired boiler housed and storage area under the stairs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/NWS107937



welcome to

Jeckells Road, Stalham Norwich

- 2 Bedroom Coach House
- Beautifully Presented
- En-Suite to Main Bedroom
- Good Size Low Maintenance Garden
- Garage and Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 140.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS107937



Property Ref:
NWS107937 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk