



**St. Benets Road, Stalham Norwich NR12 9DN**



**welcome to**

**St. Benets Road, Stalham Norwich**

SPACIOUS three-bedroom family home in Stalham. Three double bedrooms, living room, kitchen, wc and family bathroom with gardens. WELL MOTIVATED VENDORS.



## Description

**\*\*SPACIOUS HOME IN EXCELLENT LOCATION\*\*** Give us a call to arrange a viewing on this wonderful 3-bedroom mid terraced property tucked away on St Benets Road. The Property has been well decorated and has a living room/dining room, kitchen, downstairs WC, three bedrooms, family bathroom and gardens to the front and rear.

Located just a short walk from Stalham High Street, the property is in close proximity to local schools, local transport links, play parks and more. Only by viewing can you truly appreciate the space this property has to offer!

## Entrance Hall

Entering the property, there is a storage cupboard, downstairs toilet, carpeted flooring, access into the kitchen and living room and stairs to the first floor.

## W C

The downstairs toilet has a window to the front, a ceiling light, laminate flooring, a sink and toilet.

## Living Room/Dining Room

20' 4" Max x 12' 1" Max ( 6.20m Max x 3.68m Max )

The living room has carpeted flooring, windows and door to the rear, ceiling lights, a tv point, space for a dining table and storage heaters.

## Kitchen

8' 2" Max x 10' 2" Max ( 2.49m Max x 3.10m Max )

The kitchen has matching base and wall units with worktop over. There is a sink and drainer, an electric oven and hob integrated, space and plumbing for a washing machine, a window to the front, a ceiling light and space for a tall standing fridge freezer. The kitchen has a ceiling light, tiled splashback and laminate flooring.

## First Floor

The hallway and stairs are carpeted with a ceiling light, handrail and the loft access.

## Bedroom One

10' 5" x 12' 1" ( 3.17m x 3.68m )

The main bedroom has carpeted flooring, a ceiling light, a window and an electric storage heater.

## Bedroom Two

9' 6" x 13' 1" ( 2.90m x 3.99m )

The second bedroom has carpeted flooring, a window, a ceiling light and an electric storage heater.

## Bedroom Three

10' 10" Max x 9' 10" Max ( 3.30m Max x 3.00m Max )

The third bedroom has a ceiling light, an electric storage heater, a window and carpeted flooring.

## Bathroom

The family bathroom has vinyl flooring, a ceiling light, a bath with a shower over, a sink and toilet, a ceiling light and a window. There is tiled walls and vinyl flooring.

## Exterior

To the front, there is a patio leading to the property and a storage cupboard built into the property. There are also areas laid to lawn.

To the rear, there are patio areas, false grass laid and fencing surrounding.

## Agents Notes

Please be aware the property has a restriction, that the buyer must have worked/lived in Norfolk for the last 3 years.



Ground Floor



First Floor

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](http://www.focalagent.com)



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## **St. Benets Road, Stalham Norwich**

- Spacious Property with Three Double Bedrooms
- Excellent First home or Investment
- Close to Stalham High Street
- Highly Motivated Vendors!
- Stalham NR12

Tenure: Freehold EPC Rating: E

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWS108186 - 0007

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