



Gaydon Lower Staithe Road, Stalham Norwich NR12 9BU

welcome to

Gaydon Lower Staithe Road, Stalham Norwich

Wonderful 3 bedroom cottage. Three Bedrooms, Two Bathrooms, Living Room and Snug/bedroom 4, Kitchen and Dining area, Utility room and Gardens.



****BEAUTIFULLY RENOVATED HOME IN STALHAM**** Now is your chance to view this exclusive period three bedroom home in Stalham dating back to 1760! The property now comprises of a sitting room, snug/4th bedroom, kitchen/dining room, downstairs shower room and utility room, three bedrooms, family bathroom along with french doors leading to the courtyard garden and onto the well designed secluded garden to the rear. There is an excellent garden laid to lawn at the front of the property with a shingle driveway allowing extensive off-road parking. The property has been fully re-wired and re-plumbed. The central heating in the property has been upgraded with new Dimplex Quantum smart heaters which are still under warranty. The property is located within walking distance to the High Street and both Schools in Stalham along with the broads being a short walk in the other direction. Give us a call to arrange your viewing on this wonderful home!

Living Room

14' 5" max x 12' 7" max (4.39m max x 3.84m max)

The living room has laminate flooring, a door to the front, a large window to the front, a ceiling light, a large fireplace with brick surround, custom made Ash Bull Nose stair case to the first floor and doors into the kitchen and living room.

Snug/ Bedroom 4

12' 6" max x 9' 2" max (3.81m max x 2.79m max)

The Snug has wood burner, a bespoke made cupboard with the fuse boxes in, a window to the front, laminate flooring.

Kitchen Diner

24' max x 6' 7" max (7.32m max x 2.01m max)

The Kitchen comprises of an array of matching base and wall units with Beech wooden worktop over with breakfast bar. There is a sink and drainer, space and plumbing for a dishwasher, electric oven and hob with extractor, two windows to the rear, laminate flooring and extra worktop and cupboards to the rear of the kitchen. There is a large under the stairs storage area perfect for a pantry or fridge/freezer.

Utility Room

The utility room has laminate flooring, a window to the courtyard, a new water cylinder, space and plumbing for a washing machine and base unit.

Downstairs Bathroom

The downstairs bathroom has laminate flooring, a toilet sink and double shower cubicle. There is a ceiling light, tiled walls and a window to the rear.

First Floor

The staircase has been made to order for this one of a kind finish. The ash wood staircase gives access to the three bedrooms, hallway area and bathroom.

Landing

The property has a lovely area perfect for reading or to use as a home office. There is a ceiling light and a tall window to the rear.

Bedroom 1

13' max x 10' 8" max (3.96m max x 3.25m max)

The main bedroom has carpeted flooring, a window to the front, a cupboard for clothes storage and a ceiling light. There is loft access in this room.

Bedroom 2

13' max x 7' 6" max (3.96m max x 2.29m max)

The second bedroom has carpeted flooring, a window to the front, ceiling light.

Bedroom 3

9' 10" x 6' 7" (3.00m x 2.01m)

The third bedroom has carpeted flooring, a window, and a ceiling light.

Bathroom

The upstairs family bathroom has laminate flooring, a window to the side, a ceiling light, a sink and toilet, a freestanding rolltop bath and an extractor fan.

Exterior

To the front, the property has a large area laid to lawn and large shingle driveway for parking. There is access to the rear of the property from the side.

To the rear, there is a shingled sunken courtyard area and stairs up to a large elevated area which is laid to lawn. The garden is surrounded by fencing to the rear and brick and flint walls flank the sides giving a fantastic amount of space. There is a brick built shed within the garden and a built in BBQ area.



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welcome to

Gaydon Lower Staithe Road, Stalham Norwich

- NO CHAIN!
- 3/4 Bedroom
- Completely Renovated to a High Standard
- Excellent Location - Walking distance to Amenities & Broads
- Gardens to the Front and Rear

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of
£375,000



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



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postcode not the actual property

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Property Ref:
NWS108415 - 0006

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