



**Calthorpe Close, Stalham Norwich NR12 9EE**



**welcome to**

**Calthorpe Close, Stalham Norwich**

This spacious four bedroom semi-detached house with garage, driveway parking and low maintenance rear garden is situated in a cul-de-sac location in the popular town of Stalham, within walking distance of town amenities, schools and public transport links, and is being sold with NO ONWARD CHAIN!



### Entrance Hall

Double glazed entrance door to side aspect, radiator, stairs to first floor and laminated flooring

### Living Room

18' 3" x 10' 9" ( 5.56m x 3.28m )

Double glazed window to rear aspect and patio doors into Garden, radiator and laminated flooring

### Kitchen / Diner

18' 3" x 10' 4" ( 5.56m x 3.15m )

Fitted kitchen with range of wall and base units with work surfaces over, electric cooker point with cooker hood above, plumbing for washing machine, space for fridge freezer, oil central heating boiler, under stairs cupboard, stainless steel sink drainer, telephone point, radiator, double glazed window to front aspect, tiled splash backs and vinyl flooring

### Cloakroom

WC, wash hand basin, double glazed window to side aspect and tiled flooring

### First Floor Landing

Airing cupboard housing water tank, loft access and carpeted flooring

### Bedroom One

11' 1" x 10' 10" ( 3.38m x 3.30m )

Double glazed window to rear aspect, radiator and carpeted flooring

### Bedroom Two

11' x 6' 9" ( 3.35m x 2.06m )

Double glazed window to rear aspect, radiator and carpeted flooring

### Bedroom Three

8' 7" x 8' 3" ( 2.62m x 2.51m )

Double glazed window to front aspect, radiator and carpeted flooring

### Bedroom Four

9' 3" x 8' 4" ( 2.82m x 2.54m )

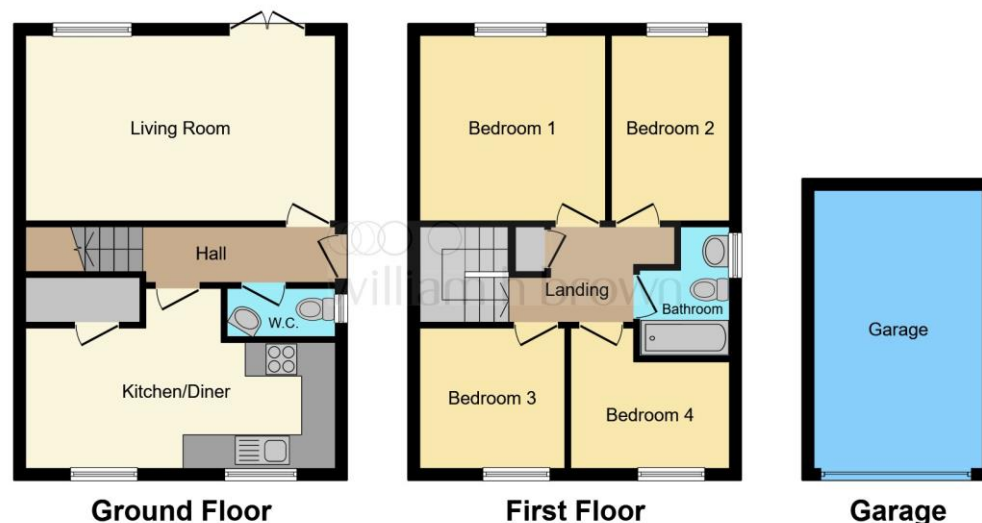
Double glazed window to front aspect, radiator and carpeted flooring

### Family Bathroom

Suite comprising bath with electric shower over, WC, wash hand basin, extractor fan, radiator, double glazed window to side aspect, radiator and vinyl flooring

### Exterior

At the front of the property is a lawn area with driveway parking to the side. At the rear of the property is an enclosed, low maintenance garden laid with patio, hedging, garden shed and gate to front aspect. The single garage is located en bloc at the rear with an up and over door.



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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## **Calthorpe Close, Stalham Norwich**

- No Onward Chain
- Perfect First Home or Investment Purchase
- Four Good Sized Bedrooms
- Field Views to Rear
- Spacious lounge

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £215,000



Please note the marker reflects the postcode not the actual property

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