



Fern Villa Recreation Road, Stalham Norwich NR12 9BH

welcome to

Fern Villa Recreation Road, Stalham Norwich

This 1930s three bedroom detached bungalow with garage, driveway parking and mature rear garden would make an ideal family home or retirement bungalow in the popular Norfolk town of Stalham and is being sold with NO ONWARD CHAIN!



Auctioneer's Comments

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Situated down a private road in the popular Norfolk town of Stalham and within walking distance of shops, schools and local amenities, this detached bungalow would be a perfect purchase for someone looking for character features and one level living. The property offers accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, three good sized bedrooms and shower room. Externally, the property benefits from a front garden area, ample driveway parking leading to a single garage and a mature rear garden. Originally built in

the 1930s, this property has plenty of charm and with some cosmetic modernisation, would make an ideal family home or retirement bungalow.

Entrance Hall

Door to the front aspect, access to the boarded loft with pull down ladder and radiator.

Lounge

22' 11" x 11' 1" Max (6.99m x 3.38m Max)

Fireplace with a woodburner, double doors into the kitchen, radiators, double glazed window to the front aspect and carpeted flooring.

Kitchen

10' 7" x 8' 6" (3.23m x 2.59m)

Fitted kitchen with range of wall and base units and work surfaces over, electric cooker point with cooker hood above, space for fridge freezer, stainless steel sink drainer, tiled splashbacks.

Conservatory

11' 8" x 9' 7" (3.56m x 2.92m)

Upvc with a brick base, radiator and vinyl flooring.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Two

10' 11" x 10' 8" (3.33m x 3.25m)

Double glazed window to the side aspect, radiator and carpeted flooring.

Bedroom Three

10' 10" Max x 8' 6" (3.30m Max x 2.59m)

Double glazed window to the rear aspect and radiator.

Bathroom

Suite comprising shower cubicle, wash hand basin and WC, par tiled walls, double glazed window to the rear aspect, extractor fan, towel rails and tiled flooring.

Exterior

To the front of the property is a driveway with parking and shingle, Garage with up and over door, power and lights. Lawn with seating area, shrubs and hedging.

Gate leading to the rear garden which is laid to lawn with decking, patio, oil tank, greenhouse, garden shed, pond, outside tap and hedging.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Would benefit from Cosmetic Modernisation
- No Onward Chain

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



guide price
£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108423 - 0004

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