



ADDRESS  
6 Market Mews  
Old Market Road  
Stalham  
Norfolk  
NR12 9AE

TENURE  
Leasehold

CHAIN STATUS  
Vendor has found

L  R K E S

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# ‘CONTEMPORARY DESIGN, TRANQUIL GARDEN VIEWS, AND A PERFECT BLEND OF MODERN CONVENIENCE AND SERENE SURROUNDINGS.’



## The Tour:

Nestled in the heart of Stalham on the scenic Lower Staith Road, this exquisite ground-floor apartment is a part of the highly sought-after Market Mews development. Perfectly positioned on the edge of the town centre, this modern residence boasts an enviable combination of contemporary design and tranquil garden views.

Upon arrival, a beautifully paved and sloped pathway leads from the allocated parking bay to the welcoming front porch. The private entrance opens into a practical porch area, complete with a coat and shoe cupboard, ensuring a clutter-free entryway.

Stepping inside, the living room exudes a serene palette of neutral tones, offering an elegant and comforting ambiance. The room's generous proportions are enhanced by a central fireplace, providing a focal point for cosy evenings. Large windows, adorned with blinds, frame delightful views of the leafy communal gardens, while the soft carpet underfoot ensures a seamless transition through the ground-floor living spaces.

The kitchen is a masterpiece of design, featuring classic shaker cabinetry and luxurious quartz worktops. Integrated appliances maintain a sleek, uncluttered aesthetic, making this a perfect space for both culinary creativity and everyday dining.

The central hallway, with its integral storage and airing cupboard, grants access to the apartment's private quarters. The main bedroom is a haven of tranquillity, illuminated by a large window that overlooks the picturesque grounds. Its spacious dimensions accommodate all your furnishings, creating a restful retreat.

The bathroom is a model of thoughtful design, boasting a spacious layout with a white three-piece sanitary set and fully tiled walls, offering both functionality and style.

Outside a sweeping driveway and carpark leads to a communal garden at the rear of the building. Here, broad-leaved trees, vibrant plants, and shrubs surround lush green spaces, perfect for sunning, relaxing, and playing.

This ground-floor apartment at Market Mews is not just a home; it's a lifestyle. With its perfect blend of modern convenience and serene garden views, it offers an unparalleled living experience in the charming town of Stalham.

## The Area:

Lower Staith Road in Stalham, Norfolk, is a charming thoroughfare that embodies the best of small-town English life. Nestled close to the heart of the town, it offers residents a perfect blend of convenience and tranquillity. The road is just a short stroll from a variety of local shops, including traditional butchers, independent boutiques, and cozy cafes. For those with a taste for the outdoors, the nearby Stalham Staithe provides access to the picturesque Norfolk Broads, ideal for boating, fishing, and wildlife watching. The town also hosts a weekly market, adding a vibrant touch to the community spirit. Local attractions such as the Museum of the Broads and a number of scenic walking trails make Lower Staith Road an excellent base for exploring the rich history and natural beauty of Norfolk. With its friendly atmosphere and array of amenities, Lower Staith Road offers a delightful living experience.

## Points to note:

Tenure: Leasehold

Term Remaining: Approximately 89 years

Annual lease charges: Approximately £1,048\*

Heating: Central heating & hot water via Electric Boiler

Glazing: uPVC double glazing installed 2012

Average Heating & Lighting Costs: TBC

Council Tax: Band A (£1,543.93)

Energy Performance: TBC

*Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.*

*Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.*

\*Calculated from an average of the previous three years charges



**‘THE LIVING ROOM EXUDES A SERENE PALETTE OF NEUTRAL TONES, OFFERING AN ELEGANT AND COMFORTING AMBIANCE.’**







View into kitchen



Front porch and entrance. Allocated parking bay is adjacent to the pathway where the silver vehicle is parked

**FIND  
YOUR  
NEST**



Market Mews as viewed from Lower Staith Road



**‘THE MAIN BEDROOM IS A HAVEN OF TRANQUILLITY, ILLUMINATED BY A LARGE WINDOW THAT OVERLOOKS THE PICTURESQUE GROUNDS.’**







Bathroom



Detail of the communal gardens

**FIND  
YOUR  
NEST**

**‘ A HARMONIOUS SETTING,  
IDEAL FOR THOSE SEEKING A  
COMFORTABLE AND CONVENIENT  
HOME IN GREAT YARMOUTH.’**





Bedroom



Kitchen detail

**FIND  
YOUR  
NEST**



The apartment benefits from an allotted space in the resident car park.



**Site Plan**




**Floor Plan**

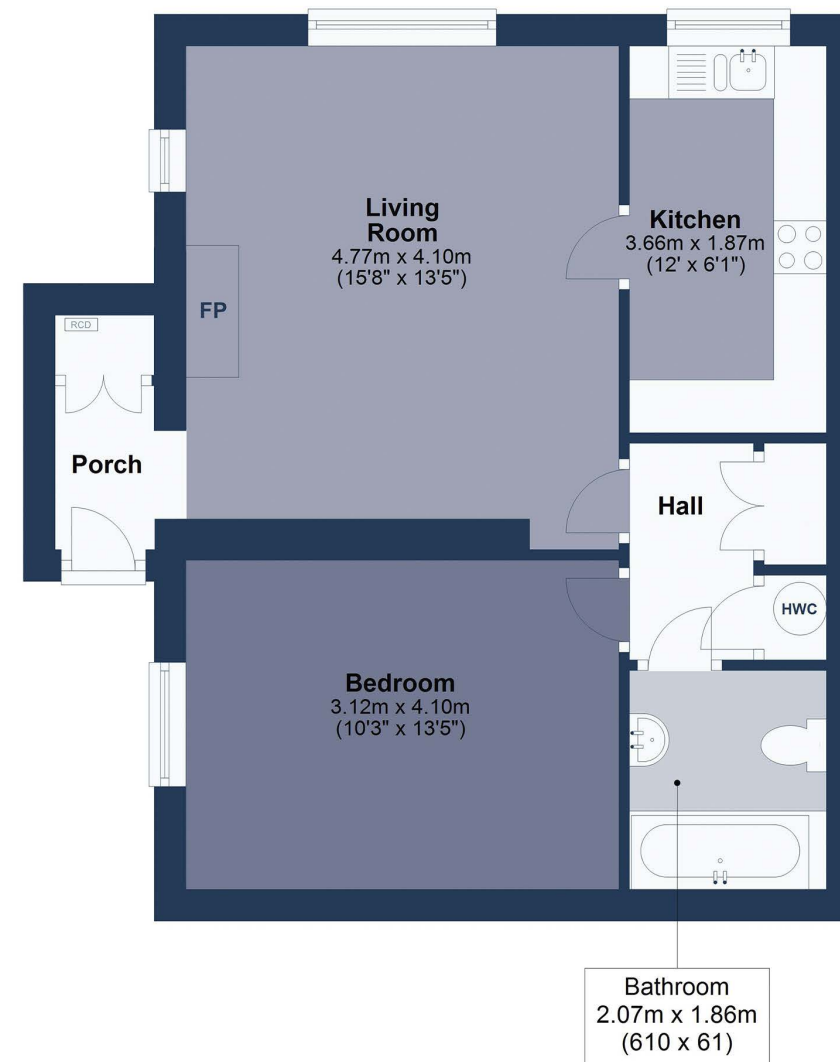
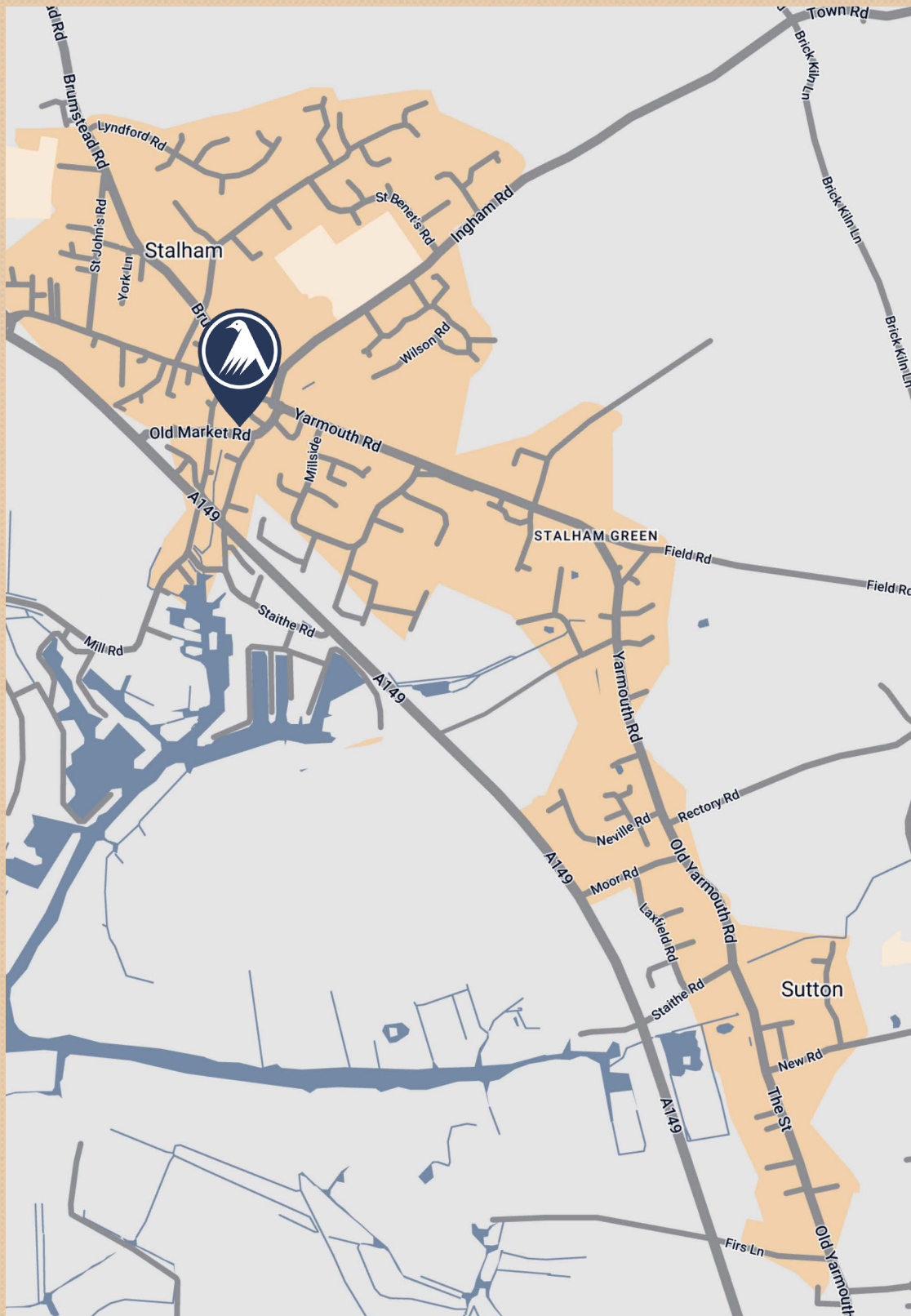


Illustration for identification purposes only, measurements are approximate. Plan not to scale.



Ref: 7335



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