

property details **approval form**

13 St. Marys Road, Stalham, Norwich, Norfolk, NR12 9DU

Date: 06 August 2026

Property Ref and Version: NWS108753 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

offers over £275,000

Tenure: Freehold

>> **key features**

- > 3 Large Bedrooms
- > Semi-Detached House
- > Private Close Close to High Street
- > Large Front & Rear Gardens
- > New Oil Tank & Log Burner
- > Ground floor Wet Room
- > Lots of Storage Cupboards
- > Good Parking for Multiple Cars
- > EPC Rating: D

>> **short description**

A spacious ex-local, semi-detached 3 bedroom house, situated on a quiet estate in the popular town of Stalham. 3 good sized bedrooms, large front and rear gardens, ample parking for multiple vehicles. Call our friendly team at Stalham to arrange a viewing today!

>> **long description**

Located in the popular town of Stalham, this 3-bedroom semi-detached property offers a fantastic opportunity for buyers looking for a home they can put their stamp on. The property has many appealing features which would suit family living, such as a large drive with ample parking, 3 upstairs bedrooms, a large lounge and dining area, and modest kitchen, with ground floor bathroom. Being ex-local you can expect well-built, solid construction, along with plenty of built-in storage spaces. This property must be seen to be fully appreciated. Call us today to view!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **directions**

>> **Agent Note**

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>> **room description**

Living Room

Carpeted flooring. Double-glazed windows to Front. Fireplace with Log Burner. Wall-mounted Radiator.

Dining Room

Laminate Flooring, Double-glazed units to Rear, Double-glazed French Doors leading into Garden. 2no. Built-In Cupboards, Airing Cupboard & Water Tank

Kitchen

Laminate Flooring, Double-Glazed Units to Side, including Door into Garden. Wall-mounted Radiator. Space for: Cooker, Washing Machine, Fridge Freeze, Stainless Steel Sink & Drain.

Landing

Carpeted Flooring. Loft Hatch

Bedroom 1

Carpeted Flooring, Double-Glazed Units to Front, Wall-mounted Radiator

En-Suite

Tiled Floor, Shower Cubicle, WC & Basin

Bedroom 2

Carpet, Double-Glazed Units to Rear, Wall-mounted Radiator.

Bedroom 3

Carpeted Flooring, Double Glazed Units to Rear, Wall-mounted Radiator.

Bathroom

Located on Ground Floor. Vinyl flooring, Double-Glazed Units to Rear & Side, Part Tiled, Bath and Power Shower, Extractor Fan, WC & Basin

Front Garden

Mostly Lawn, Good Size, Hedging, Flower Beds, Fish Pond

Rear Garden

Mostly lawn, some Patio/Paving, Good Size (Ex Local), Oil Tank, Fenced All Round

Outbuildings

Large Timber Shed for Storage

New Items

New Oil Tank & New Log Burner

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>> **property images**



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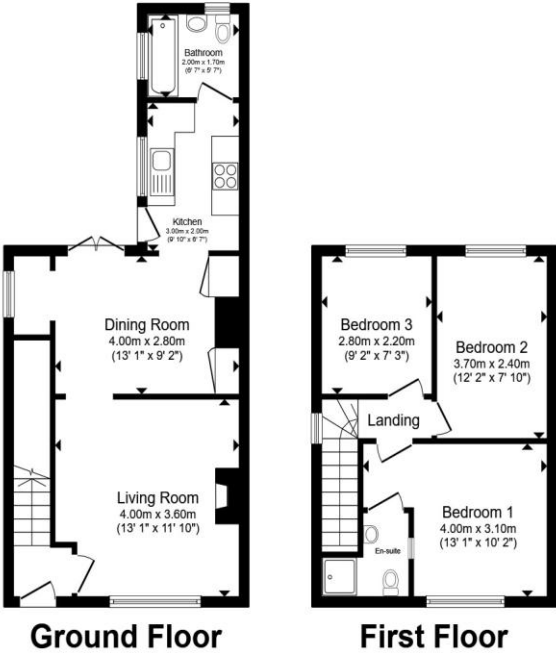
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>> floor plan



Total floor area 77.4 m² (833 sq.ft.) approx
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.propertybox.io



>> approval

Signature		Date
Josh Robinson		
Mrs M.G. Shepherd		