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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



18 Whiley Lane, Stalham, Norfolk, NR12 9FJ

A beautifully presented family home, ideally suited to modern family living and situated on a sought-after development on the outskirts of the popular market town of Stalham. The property enjoys convenient access to a range of local amenities, including Tesco supermarket and petrol station, doctors' surgery, The Swan Inn public house, library and both primary and secondary schools.

Set on a generous corner plot, the property is approached via a paved pathway bordered by lawn and enclosed by timber fencing. To the rear, there is off-road parking, a garage and access to a south-east facing enclosed garden, featuring a paved sun terrace, colourful mature borders and a central lawn.

Inside, the property is well presented throughout. An entrance hallway leads to a cloakroom, a modern kitchen/dining room with double doors opening onto the garden, together with access to the garage and a generous family lounge. To the first floor, a central landing provides access to four bedrooms, two with built-in storage and the principal bedroom benefiting from an en-suite shower room, alongside a family bathroom.

Perfectly positioned for enjoying the natural beauty of the area, the property offers easy access to the Norfolk Broads National Park, providing endless opportunities for boating, walking and enjoying the surrounding countryside. The sandy beach at Sea Palling is also within easy reach, while the historic city of Norwich offers an extensive range of shopping, dining and cultural attractions.



Link-Detached



House



Modern



2 Bathrooms
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band D

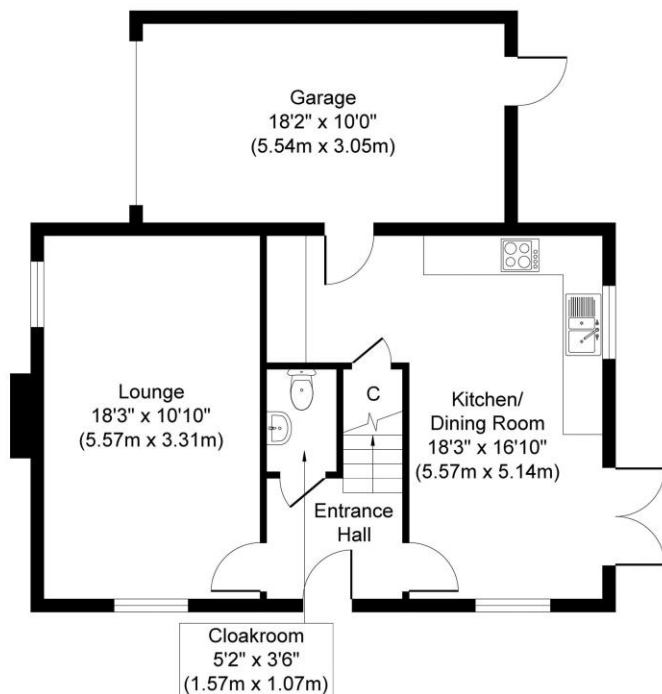


Off-Road
Parking

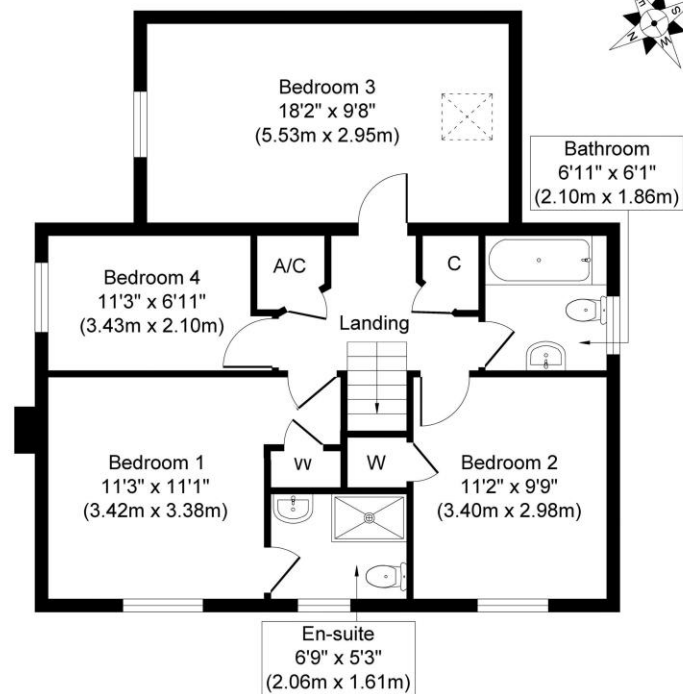


Garage





Ground Floor
Approximate Floor Area
513 sq. ft
(47.62 sq. m)



First Floor
Approximate Floor Area
706 sq. ft
(65.62 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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