

**Aldreds**  
Estate Agents



Meadway Recreation Road, Stalham, NR12 9BH

£220,000



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£220,000

# Meadway Recreation Road

Stalham, Norwich, NR12 9BH

- Spacious Detached Bungalow
- Requiring Modernisation & Updating
- Storage Heating
- Low Maintenance Garden
- Offered With No Onward Chain
- Two Double Bedrooms
- Desirable Non Estate Location
- uPVC Sealed Unit Double Glazed Windows
- Garage & Driveway
- Be Quick To View!

Aldreds are pleased to offer this two bedroom detached bungalow situated in a pleasant non estate position in the popular Broadland town of Stalham. Now requiring modernisation and updating, this nicely located property offers lots of potential for improvement.

The accommodation offered includes an entrance hall, a spacious lounge/diner, inner hallway, kitchen, two double bedrooms and bathroom. The property offers uPVC sealed unit double glazed windows, electric storage heating, driveway parking, garage and a low maintenance enclosed rear garden. Now offered with no onward chain, early viewing is highly recommended.



## Entrance Hall 5'2" x 4'8" (1.58m x 1.43m)

Part glazed uPVC entrance door with glazed side panel, cloaks cupboard housing electric meters, glazed door giving access to;

## Lounge/Diner 23'4" reducing to 16'8" x 10'9" at max (7.13m reducing to 5.09m x 3.3m at max)

A very spacious room with windows to front and side aspects, two storage heaters, power points, tiled fireplace surround with a tiled hearth, wall lighting, door giving access to;

## Inner Hall

Loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

## Kitchen 8'10" x 8'2" (2.7m x 2.5m)

Side facing window, a range of fitted units with rolled edge work surface with tiled splash backs, stainless steel sink drainer, power points, plumbing for washing machine, integrated electric double oven and hob, pantry cupboard, part glazed door to;





#### **Porch 7'0" x 3'2" (2.15m x 0.98m)**

Glazed to front, side and rear, part glazed sliding door to driveway, power point.

#### **Bedroom 1 11'0" x 11'1" (3.36m x 3.4m)**

Rear facing window, storage heater, fitted furniture including wardrobes, cupboards and dressing table.

#### **Bedroom 2 11'11" x 9'0" increasing to 11'1" (3.64m x 2.75m increasing to 3.4m)**

Rear facing window, power point.

#### **Bathroom**

Side facing obscure glazed window, white suite comprising of pedestal hand wash basin, panelled bath, part tiled walls, wall mounted electric heater.

#### **Outside**

The property offers vehicular access, via a driveway extending to the side of the property, leading onto;

#### **Garage 15'8" x 8'2" (4.8m x 2.5m)**

Front facing up and over door, side facing window.

#### **Directions**

From our Stalham office proceed along St Johns Road, to the junction with the Brumstead Road. Continue straight ahead, turning first left into Recreation Road where the property can be found a short way along, on the right hand side.



### Gardens

Lawned front garden area, nicely enclosed with mature hedgerow to front boundary, with a variety of well stocked shrubbery and planting to borders. To the rear of the property is a courtyard style paved garden area with a garden store, enclosed with close board panel fencing to boundaries.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: C.

### Location

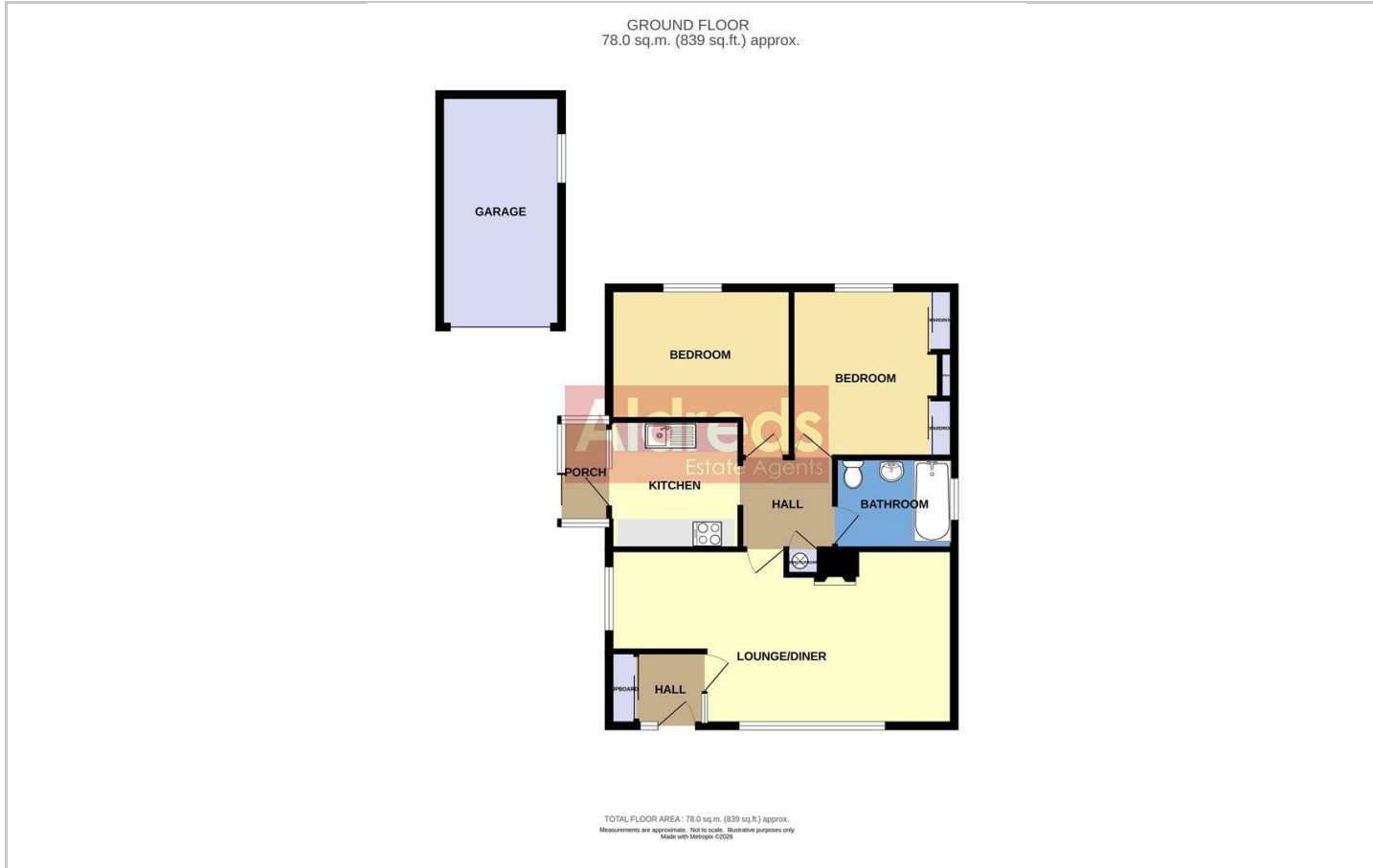
Stalham is a popular Broadland town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, schools, health centre, library, post office, supermarket and a variety of high street shops and food outlets. The fine city of Norwich is approximately 14 miles to the South West.

### Reference

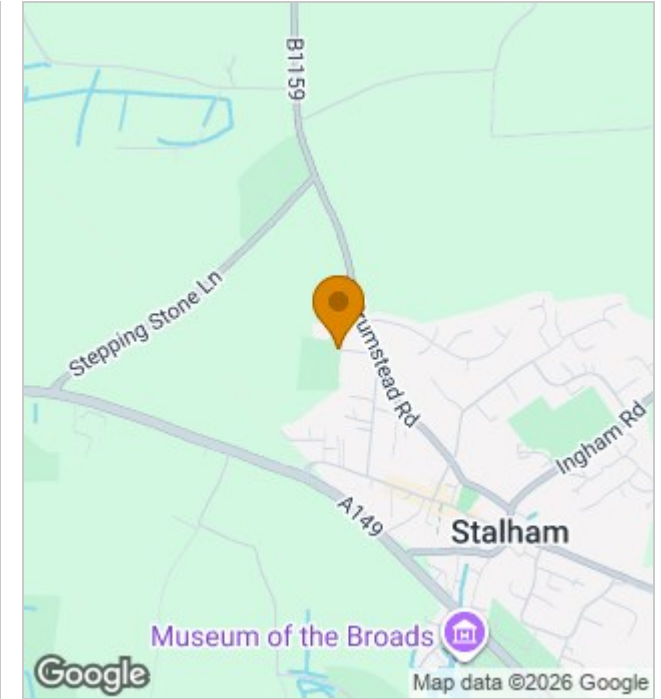
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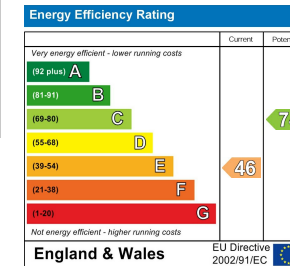
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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