

Aldreds
Estate Agents



7 Burley Road, Sloley, Norwich, NR12 8HH

£250,000





£250,000

7 Burley Road

Sloley, Norwich, NR12 8HH

- Semi Detached Bungalow
- Oil Fired Central Heating
- Lots Of Driveway Parking Space
- Detached Garage
- No Onward Chain
- Two Bedrooms
- Generous Garden
- Conservatory
- Well Presented Throughout
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious two bedroom semi detached bungalow, situated in the much sought after village of Sloley. Tastefully improved by the current owner, this nicely located home offers accommodation including a kitchen, lounge, conservatory, two bedrooms and a shower room.

A particular feature of the property is the generous driveway parking space, garage and delightful rear garden. The property offers oil fired central heating and uPVC sealed unit double glazed windows and is presented in excellent order throughout. Offered with no onward chain. Be quick to view!



Kitchen 12'4" x 8'8" (3.77m x 2.66m)

Windows to side and rear aspects, obscure glazed entrance door, tiled flooring, radiator, a range of shaker style kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mono bloc tap, integrated electric oven, ceramic hob and extractor, wall mounted oil-fired combination boiler for hot water and central heating, plumbing for washing machine, power points, telephone point, door to inner hall and glazed French doors giving access to;

Lounge 17'5" x 10'10" reducing to 8'11" (5.33m x 3.32m reducing to 2.72m)

A brick built fireplace surround with a tiled hearth and timber mantle, two radiators, power points, television point, glazed sliding doors giving access to;

Conservatory 8'7" x 8'4" (2.63m x 2.56m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, tiled flooring, radiator, power points, glazed French doors leading to garden.





Inner Hall

Loft access, airing cupboard, doors leading off;

Bedroom 1 13'7" reducing to 11'2" x 11'0" (4.16m reducing to 3.41m x 3.37m)

Window to front aspect, radiator, power points, built-in wardrobe.

Bedroom 2 9'10" x 8'9" (3.02m x 2.68m)

Window to front aspect, radiator, power points, fibre broadband point.

Shower Room 8'3" x 5'6" (2.54m x 1.69m)

Side facing obscure glazed window, ventilation, tiled flooring, fully tiled walls, panelled shower cubicle, pedestal hand wash basin, low level w.c, heated towel rail.

Outside

The property is approached via a spacious shingled driveway, extending to the front and side of the property, providing ample space for a number of vehicles and ideal for boat, caravan or motorhome storage. The driveway extends to the side of the property and leads onto garage.

Directions

From Aldreds Stalham Office proceed towards the top of High Street turning right onto the A149 towards Wroxham. Turn right signposted North Walsham/Cromer and proceed towards the village of Smallburgh passing the Smallburgh Crown on your right hand side, turning immediately left into Union Road and proceed for about a mile as the road runs into Anchor Street. Turn right into High Street before reaching the railway crossing and continue before turning left in to Frankfort. Continue as the road turns to the left then right, passing Sloley Methodist Church on the right. Turn left into Burley Road, where the property can be located towards the end on the left hand side, by our For Sale board



Garage 17'0" x 9'10" (5.19m x 3.02m)

Front facing up and over door, side service door, power, lighting, rear facing window.

Garden

The property offers a delightful, enclosed rear garden, beautifully landscaped and laid to lawn, with well-stocked shrubbery and planting to borders with a large patio area to the rear of the property and wrought iron gate giving pedestrian access to side, uPVC oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage via septic tank.

Council Tax

North Norfolk District Council - Band: A.

Location

Sloley is a delightful rural village to the North of the Norfolk Broads network, sharing a boundary with the village of Worstead which has a railway station with services running from Sheringham & Cromer to Norwich. The nearby towns of Stalham and North Walsham offer a full range of amenities and the 'Capital of the Broads', Wroxham on the river Bure is just 5 miles away.

Reference

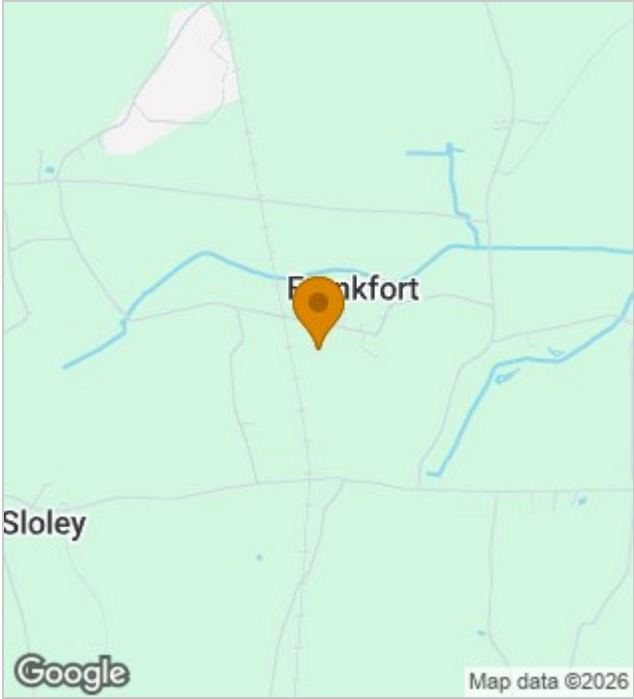
PJL/S10084



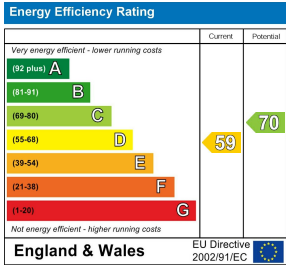
Floor Plans



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.