



Little Firs, Ingham Road, Stalham, Norwich, NR12 9DJ

welcome to

Little Firs, Ingham Road, Stalham, Norwich

GUIDE PRICE £240,000 - £260,000

Situated at the end of Stalham High Street, this End-Terrace house is perfectly located for anyone looking to be close to local amenities.



Description

Located in the popular town of Stalham, this 3 bedroom property is perfect for those who would like to be close to the shops and local services. The downstairs living area feels open and light and leads into a conservatory and enclosed rear garden. The front garden is large and would be desirable by those with green fingers. There is dedicated communal parking at the rear of the property.

Stalham is a popular market town offering a good range of local amenities including shops, cafes, schools, medical facilities and leisure services. Ideally located close to the Norfolk Broads, the area provides easy access to beautiful waterways, countryside walks and nearby coastal destinations such as Sea Palling.

Well connected by road to North Walsham, Wroxham and the city of Norwich, Stalham combines everyday convenience with the charm of Norfolk's countryside and coast, making it an attractive location.

Entrance Hall

Door opens into hall with stairs to first floor, tiled flooring, radiator, front aspect double glazed window and door to Living Room.



Ground Floor

Living Room

Triple aspect room with 3 double glazed windows to the front & side aspect, 2 radiators, tiled flooring, TV point and access to understairs cupboard which houses the fuse board. Door to Kitchen & double doors to Conservatory.

Kitchen

Fitted with a range of wall & base units, work surface over with tiled splashback and stainless steel sink & drainer unit, double oven, built-in electric hob with cooker hood over, space for fridge/freezer & plumbing for washing machine. Tiled flooring and uPVC door to garden.

Conservatory

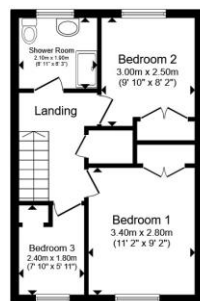
Brick base with uPVC double glazed windows to 3 sides, uPVC roof, tiled flooring, radiator & door to outside.

First Floor Landing

Airing cupboard housing water tank, loft hatch & linoleum flooring. Doors to Bedrooms and Shower Room.

Bedroom One

Built-in wardrobe, linoleum flooring, radiator & front aspect double glazed window.



First Floor

Bedroom Two

Built-in wardrobe, linoleum flooring, radiator & rear aspect double glazed window.

Bedroom Three

Built-in clothing rail, linoleum flooring, radiator & front aspect double glazed window.

Shower Room

Suite comprising WC, ceramic wash basin and large shower tray with electric shower. Tiled walls, linoleum flooring, towel radiator & rear aspect double glazed frosted window.

Outside

To the front of the property is an enclosed landscaped garden area with shingle and paving stones. The borders of the garden are lined with a variety of shrubs and there is a decorative pond feature in the centre. The front garden is enclosed with wooden fence panels and brick wall.

The rear garden is fully enclosed with fence panels and has been designed on a split level with brick weave patio on one level and then a step up to a lawned and shingle area with a shallow brick wall bordering. There is a flower bed and a few shrubs around the garden area with a trellis wall shielding the oil tank.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

Total floor area 79.8 m² (859 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



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welcome to

Little Firs, Ingham Road, Stalham, Norwich

- *GUIDE PRICE £240,000 - £260,000*
- NO ONWARD CHAIN!
- Living Room, Kitchen & Conservatory
- Large Garden
- Next to High Street
- End-Terrace House
- 3 Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£240,000-£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108335 - 0003

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