

1 Dunkerley Court, Stalham, NR12 9EW

£200,000

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Stalham, Norwich, NR12 9EW

- Close To Local Amenities
- Benefitting From Stair Lift & Downstairs Cloakroom
- Two Double Bedrooms
- Conservatory
- Communal Parking
- For The Over 55's
- Semi Detached House
- Spacious Lounge/Diner
- Storage Heating
- Enclosed Rear Garden



Aldreds are pleased to offer this spacious two bedroom semi detached house, situated in the popular Dunrkeley Court development for the over 55's. Located at the heart of Stalham, conveniently positioned close to all the local amenities, this modern property offers accommodation including an entrance hall, ground floor cloakroom, lounge/diner, kitchen, conservatory, two double bedrooms and a first floor shower room.

The property offers storage heating, uPVC sealed unit double glazed windows, a stair lift to the first floor, a nicely enclosed manageable rear garden and communal parking and grounds. Now offered with no onward chain, early internal viewing is highly recommended.





Entrance Hall

Part glazed entrance door, stairs to first floor landing with stair lift and under stair cupboard, emergency pull cord with intercom, built-in cupboard, doors leading off;

Cloakroom

Side facing obscure glazed window, low level w.c., hand wash basin within a fitted unit, emergency pull cord.

Lounge/Diner 21'11" x 11'4" reducing to 8'10" (6.69m x 3.47m reducing to 2.71m)

A spacious double aspect room with window to front and glazed French doors to conservatory to the rear, two storage heaters, power points, television point, telephone point, emergency pullcord, door giving access to;

Kitchen 8'7" x 8'3" (2.63m x 2.54m)

Rear facing window, part glazed door to side, a range of modern fitted kitchen units with work surface, sink drainer with mixer tap and water filter tap, plumbing for washing machine, integrated electric oven, ceramic hob and extractor, space for fridge freezer.



Conservatory 8'10" x 7'10" (2.71m x 2.4)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, door to rear garden, power points.

First Floor Landing

Window to side aspect, cupboard housing hot water cylinder with immersion heater, loft access, storage heater, doors leading off;

Bedroom 1 17'8" into fitted wardrobe x 10'7" at max (5.41m into fitted wardrobe x 3.23m at max)

Window to front aspect, power points, tv cable, emergency pull cord, telephone point, built-in wardrobes with double doors, including a walk-in area, storage heater.

Bedroom 2 10'11" x 8'3" (3.34m x 2.54m)

Window to rear aspect, built-in wardrobe, power points, wall mounted electric heater.

Shower Room 7'5" x 6'9" (2.28m x 2.06m)

Side facing obscure glazed window, low level w.c., hand wash basin within a fitted storage unit, shower cubicle with electric shower, emergency pull cord, wall mounted electric heater.

Directions

From Aldreds Stalham office proceed on foot along the High Street turning left into Dunkerley Court, No 1 can be found just into the development on the left hand side, located by our 'For Sale' board.



Outside
The property sits in the popular Dunkerley Court development with permitted parking in the communal parking area to the front. To the rear of the property is a nicely enclosed private garden with pedestrian gate to side, sheltered store with double doors opening to side access, timber garden shed, external water supply.

Agents Note
The property forms part of the Hanover operated Dunkerley Court scheme for the over 55's. A monthly service/maintenance charge of approximately £175 is payable. This includes buildings insurance, warden assistance services with 24hr intercom assistance, external window cleaning, some external and communal grounds maintenance

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: C.

Location
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and the fine city of Norwich.

Reference
PJL/S10061





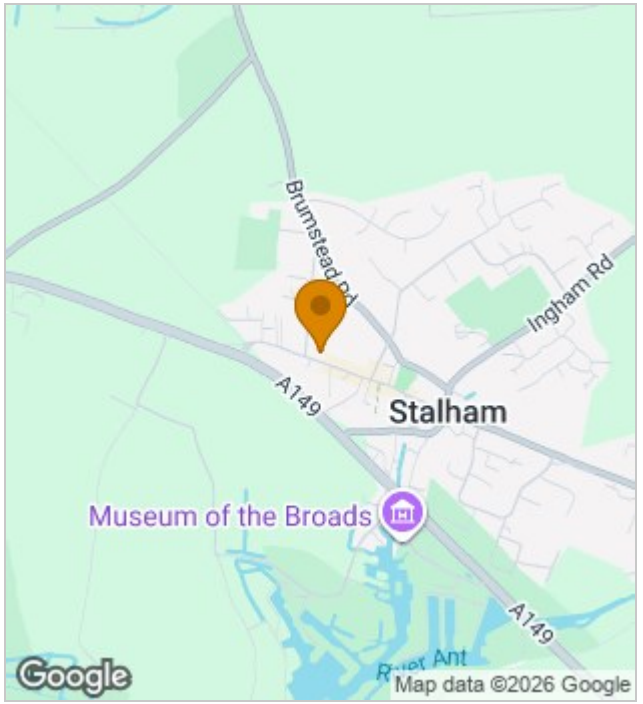




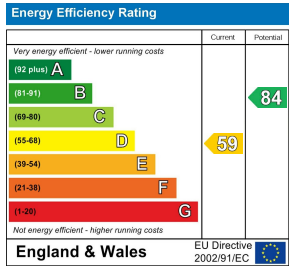
Floor Plans



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
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