

Aldreds
Estate Agents

Nous Maison St Johns Road

Stalham, Norwich, NR12 9BE

£350,000

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Stalham, Norwich, NR12 9BE

Aldreds are delighted to offer this established bungalow situated in a wonderful position, tucked well back from the road yet conveniently central to the local amenities of this popular Broadland town.

Well presented throughout, the accommodation comprises of an entrance porch, hallway, lounge, dining room, kitchen, two double bedrooms, 'wet room' style shower room and a rear porch/utility The property offers uPVC sealed unit double glazing, oil fired central heating with a newly installed boiler in the summer of 2026. Outside, there are delightful mature gardens, plenty of parking and an adjoining garage.

Early internal viewing is highly recommended to appreciate this impressive bungalow in a great non-estate position.

Entrance Porch
9'7" x 5'6" extending to 8'0" (2.93m x 1.68m extending to 2.44m)
Of a uPVC sealed unit double glazed construction with windows to both sides and front aspects, part glazed entrance door, part glazed door giving access to;

Hallway
Power points, telephone point, loft access, cloaks cupboard, inset LED ceiling lighting, smoke detector, radiator, doors leading off;

Lounge
13'7" x 13'5" (4.16m x 4.09m)
A spacious double aspect room with windows to front & side, power points, television point, full fibre broadband point, two radiators, inset LED ceiling lighting.

Dining Room
14'4" x 9'5" (4.37m x 2.88m)
Window to rear aspect overlooking the garden, radiator, power points, wall lighting, television point, open plan access to;

Kitchen
15'5" x 8'3" (4.72m x 2.53m)
Windows to front and side aspects, rear inward facing window and part glazed door to utility/porch, a range of fitted kitchen units with work surface and tiled splash backs, stainless steel sink drainer with mono bloc tap, induction hob, integrated oven, fridge-freezer and dishwasher, loft access, ventilation, inset LED ceiling lighting.

Bedroom 1
14'6" at max x 10'11" (4.42m at max x 3.33m)
Windows to front and side aspects, radiator, power points, television point, inset LED ceiling lighting, built-in wardrobe.















Bedroom 2
13'2" at max x 10'11" (4.03m at max x 3.33m)

Window to rear aspect, radiator, power points, television point, built-in wardrobe, inset LED ceiling lighting.

Shower Room
8'3" x 7'2" (2.52m x 2.2m)

A wet room style shower room with rear facing obscure glazed window, non slip wet room style floor with floor drain and electric shower over, pedestal hand wash basin, low level w.c, heated towel rail.

Rear Porch/Utility
7'3" x 5'4" (2.21 x 1.63)

Of uPVC sealed unit double glazed construction, radiator, power points, fitted worksurface, plumbing for washing machine, part glazed doors giving access to rear garden.

Outside
The property offers a spacious shingle driveway with parking area to the front and either side of the property with a linked garage and a nicely enclosed rear garden, laid to lawn with central circular patio, shrubbery and planting to borders.

Garage
15'7" x 10'0" (4.75m x 3.07m)

Front facing up and over door, rear service door and window, oil fired boiler for hot water and central heating (New 2026), power and lighting.

Tenure
Freehold.

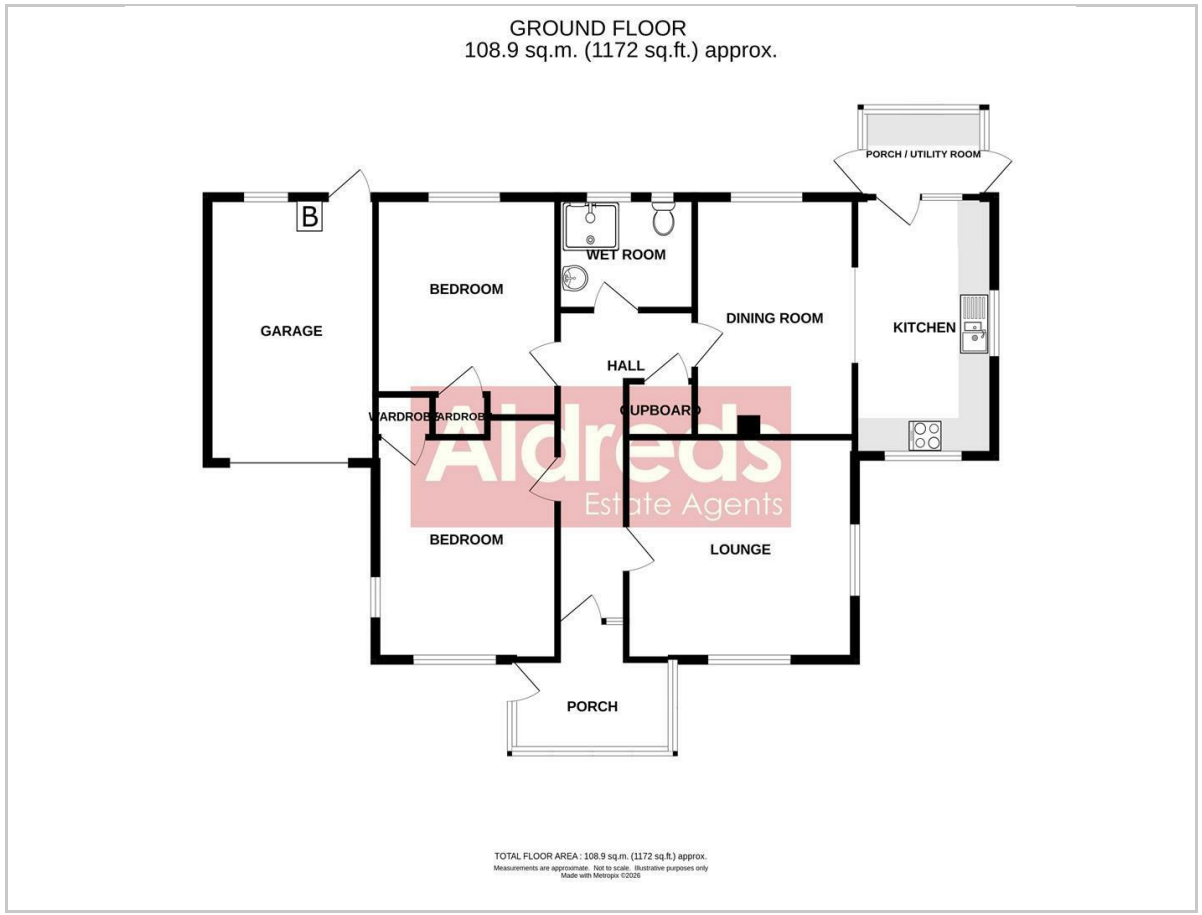
Services
Mains: water, electric and drainage.

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 also handy for those looking to take advantage of the Norfolk Broads network with boatyards and a public staithe on the upper reaches of the River Ant. It also has a regular bus service to Great Yarmouth and the fine City of Norwich.

Reference
S9294/PJL

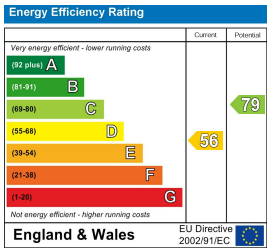
Floor Plan



Area Map



Energy Efficiency 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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