

**Aldreds**  
Estate Agents



3 St. Benets Close, Stalham, NR12 9DY

£249,500





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# 3 St. Benets Close

Stalham, NR12 9DY

- Semi Detached Bungalow
- Beautifully Presented Throughout
- Ex Local Authority
- 'Wet Room' Style Shower Room
- Popular Broadland Town
- Two Double Bedrooms
- Oil Fired Central Heating
- Conservatory
- Delightful Enclosed Garden
- Be Quick To View!

Aldreds are delighted to offer this beautifully presented two bedroom semi detached bungalow situated in a convenient position, close to the local amenities of this popular Broadland town. The accommodation includes an entrance hall, A 6.86m lounge/diner, conservatory, kitchen/breakfast room, two double bedrooms and a 'wet room' style shower room.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking and a delightful enclosed rear garden. Early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part glazed entrance door, tiled flooring, airing cupboard housing hot water cylinder with immersion heater, central heating control, radiator, power points, loft access, fitted storage, doors leading off;

## Kitchen/Breakfast Room 10'6" x 11'2" reducing to 9'4" (3.22m x 3.41m reducing to 2.85m)

Rear facing window and part glazed door leading to garden, tiled flooring radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer and tap offering boiling water, plumbing for washing machine, breakfast bar, integrated electric double oven, ceramic hob, stainless steel chimney style extractor, wall mounted oil fired boiler for hot water and central heating.





### Shower Room 7'9" x 5'4" (2.38m x 1.63m)

A 'wet room' style shower room with obscure glazed window to front aspect, non-slip concaved wet room floor with floor drain, electric shower over, hand wash basin within a fitted vanity unit with waterfall style mono bloc tap, heated towel rail, low level w.c., shower panelled walls and ceiling, ventilation.

### Lounge/Dining 22'6" x 12'5" reducing to 8'10" (6.86m x 3.8m reducing to 2.7m)

A spacious double aspect room with window to front, glazed French doors to rear aspect leading to conservatory, two radiators, power points, inset LED ceiling lighting.

### Conservatory 8'9" x 7'10" (2.68m x 2.39m)

Of a uPVC sealed unit double glazed construction on a brick built base with a warm roof insulated Polycarbonate roof, power points, radiator, wall lighting.

### Bedroom 1 12'5" reducing to 10'7" x 10'6" (3.79m reducing to 3.24m x 3.22m)

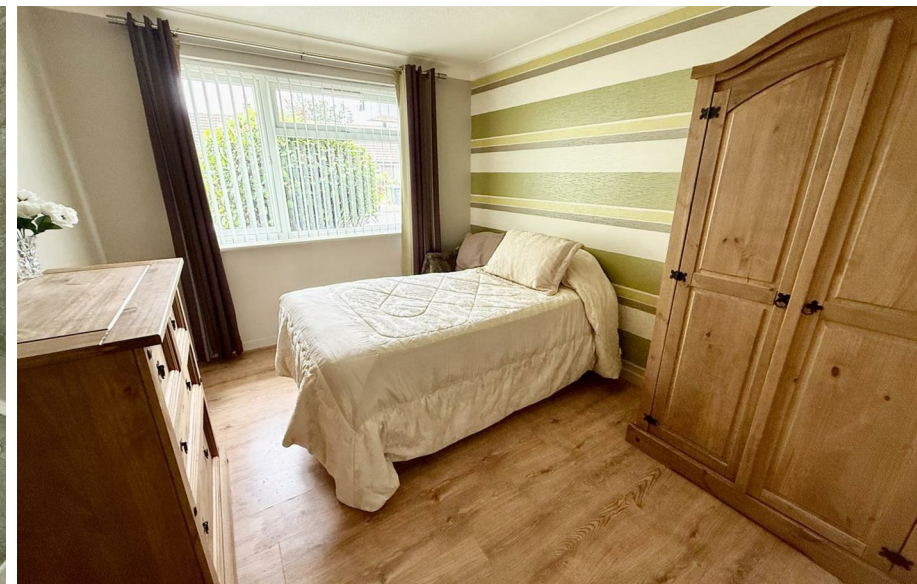
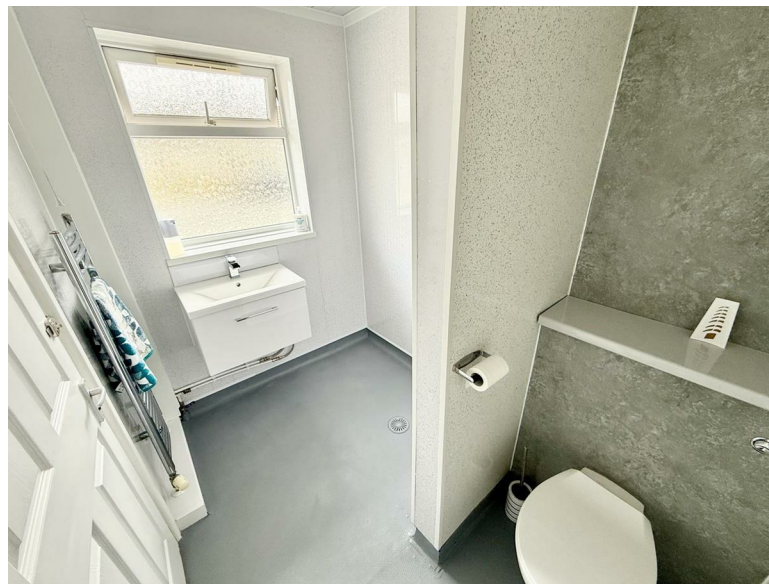
Rear facing window, radiator, power points.

### Bedroom 2 11'7" x 9'5" (3.55m x 2.89m)

Window to front aspect, radiator, power points.

### Directions

From Aldreds Stalham office, proceed along St Johns Road at the junction, turn right onto Brumstead Road and proceed to the 'T' junction. Turn left onto Ingham Road and proceed for a short distance before turning left into St Benets Road. Continue as the road turns round to the left where St Benets Close can be found on the right and the property is located a short way along on the left hand side with our FOR SALE board displayed.



### Outside

The property offers spacious driveway parking with shingled and brick weaved pathways, extending to the front and side with a pedestrian gate giving access to the rear garden.

### Garden

A particular feature of the property is the stunning enclosed rear garden, beautifully landscaped with a variety of well stocked shrubbery with paved patio area, brick built store, raised beds, a selection of mature fruit tree planting, external power supply, uPVC oil storage tank, lighting and water supply.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: B.

### 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 and also it also has a regular bus service to Great Yarmouth and the fine City of Norwich.

### Reference

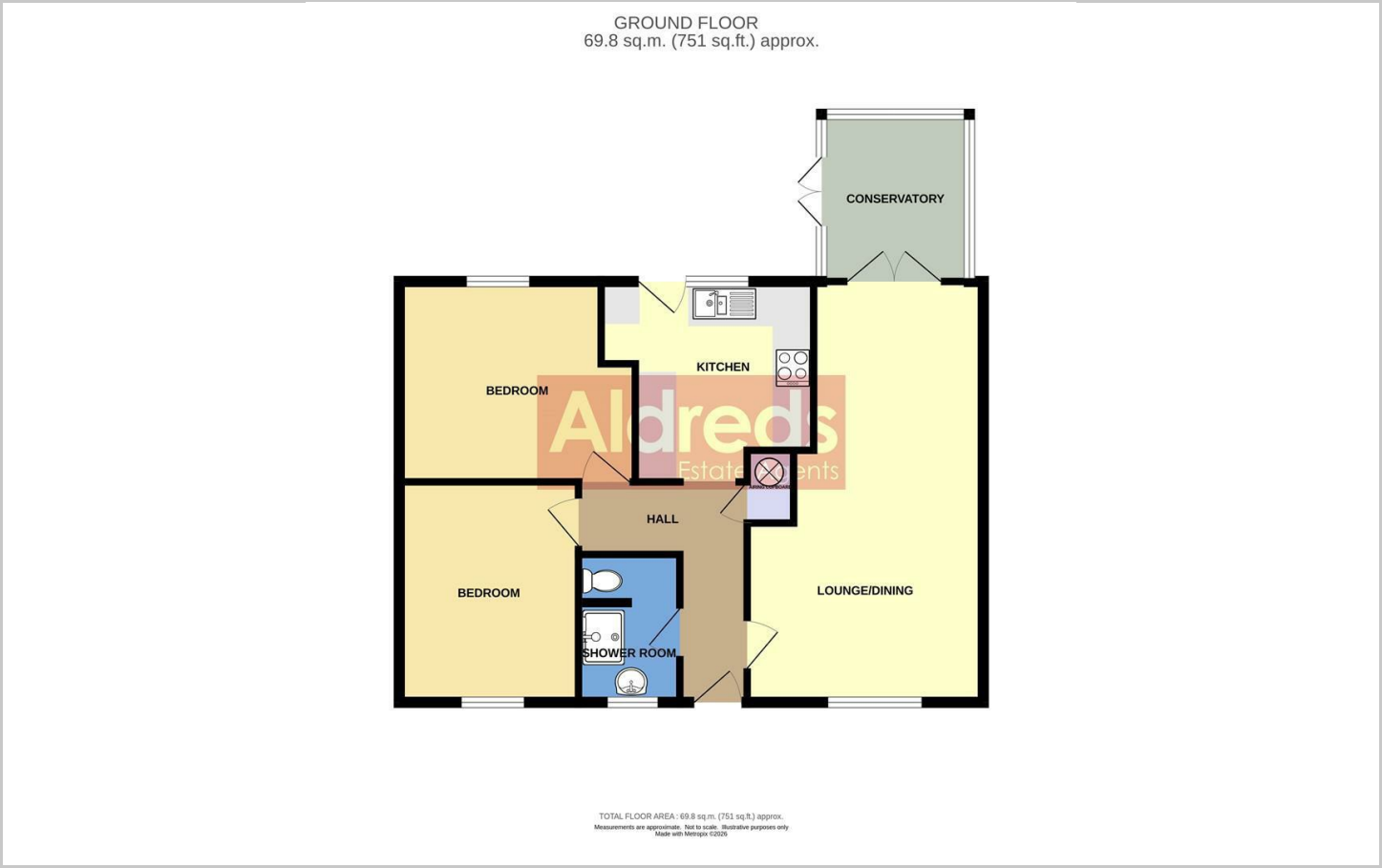
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### PLEASE NOTE

A section 157 covenant exists, requiring that prospective purchasers have lived or worked in Norfolk for the immediate three years prior to purchase.



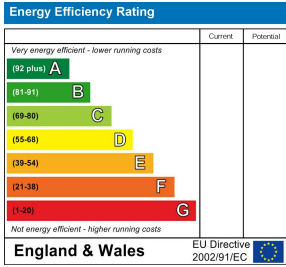
Floor Plans



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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