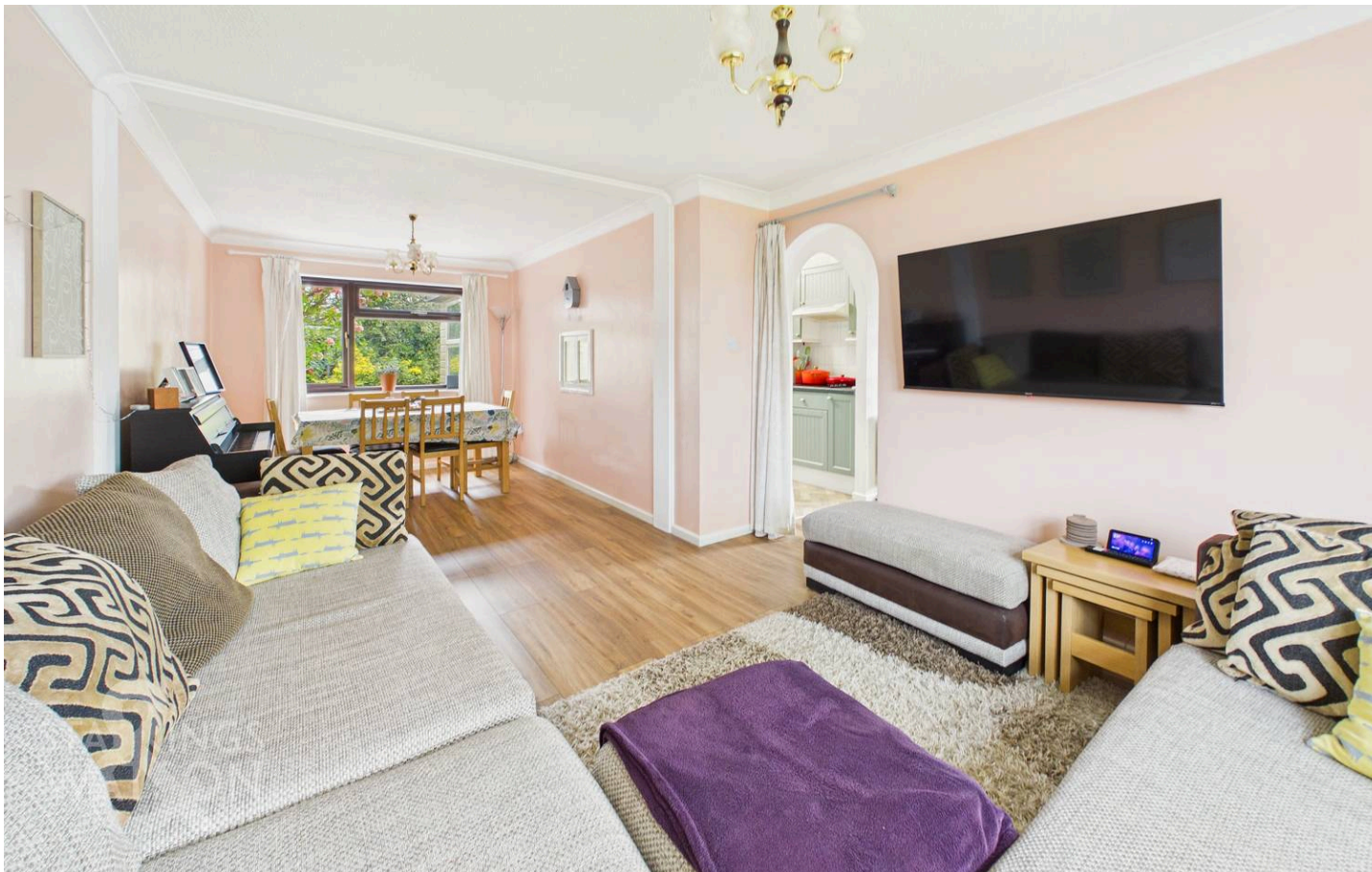




St. Benets Road, Stalham - NR12 9DW

**STARKINGS
& WATSON**

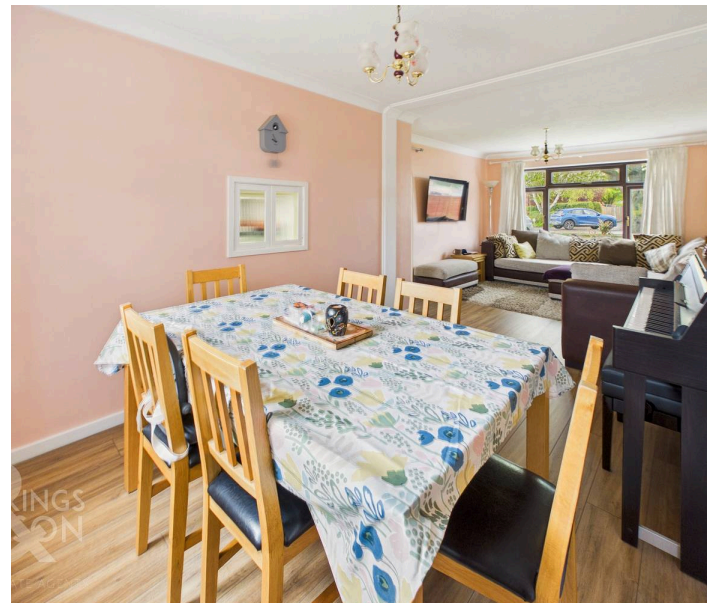
HYBRID ESTATE AGENTS



St. Benets Road

Stalham, Norwich

Presenting this **STYLISH SEMI-DETACHED HOUSE**, perfectly positioned on an **ATTRACTIVE CORNER PLOT**, offering a fantastic blend of **MODERN UPGRADES** and **PRACTICAL FAMILY LIVING**. Step inside to discover a **CONTEMPORARY INTERIOR**, recently enhanced with **NEW ELECTRIC CENTRAL HEATING**, **FRESH FLOORING**, and a **COMPLETE REDECORATION** throughout. The welcoming **ENTRANCE HALLWAY** flows effortlessly into the **IMPRESSIVE 23' OPEN SITTING/DINING ROOM**, providing a generous space for both relaxing and entertaining, with ample natural light creating a bright, inviting atmosphere courtesy of its **DUAL FACING ASPECT**. The **FITTED KITCHEN** features sleek cabinetry and space for appliances before leading into a versatile **GARDEN ROOM**, while the **NEWLY FITTED FAMILY BATHROOM SUITE** showcases elegant fixtures and a stylish finish. Upstairs, **THREE WELL-PROPORTIONED BEDROOMS** offer comfortable accommodation for the whole family, with versatile options for guest rooms, home office, or playroom. Practicality is further enhanced by **OFF ROAD PARKING** to the front and side



of the property, making coming and going a breeze while a GENEROUSLY SIZED rear garden remains FULLY ENCLOSED with a wealth of potential to be explored due to the space on offer.

Council Tax band: B

Tenure: Freehold

- Semi-Detached House
- Attractive Corner Plot
- Massively Updated With New Electric Central Heating, Flooring & A Full Redecoration
- 23' Open Sitting/Dining Room
- Newly Fitted Modern Family Bathroom Suite
- Three Bedrooms
- Large Fully Enclosed Rear Garden With Timber Sheds
- Off Road Parking To The Front & Side

Stalham is a well served Broadland town standing on the River Ant, with a good range of local shopping facilities, a Tesco store, public houses, A fifteenth century church, as well as a High School. The Museum of The Broads is situated on Stalham Staithe. The main High Street offers a wealth of local stores and amenities including various Banks.



SETTING THE SCENE

The property sits proudly occupying an enviable corner plot where low level brick walls open to reveal a shingle driveway suited for the parking of multiple vehicles while a timber storage shed sits to the right hand side of the driveway with further lawn frontage reaching out in front of the home.

THE GRAND TOUR

Once inside, a generously sized porch entrance allows for the ideal space to slip off coats and shoes before heading into the remainder of the home with handy fitted storage and a two piece WC complete with a predominantly tiled surround. Through from this space a central lobby leads directly towards the stairs for the first floor as well as entry into the kitchen and main living space. The kitchen has benefited from a slight refurbishment from the current owners to create a more bright and airy home with herringbone style flooring laid underfoot. A mixture of wall and base mounted cabinetry are on offer with an integrated oven and hob for modern convenience. Towards the rear of the property an L-shaped garden room has been fitted with an insulated ceiling creating a fantastic further living space or handy utility room with a multitude of potential uses depending on need.

The main living space within the home comes from the central lobby again in the form of a brilliantly well lit 23' open plan sitting and dining room. Courtesy of large uPVC double glazed windows, natural light floods into the space which has been fitted with all newly laid hard wearing wooden effect flooring. Due to its large conventional size and shape, the room is more than capable of hosting both a sitting and formal dining room suite with this space much like the rest of the home benefiting from all newly installed modern electric radiators.

The first floor landing leads to all three bedrooms within the home as well as a fully modernized three piece family bathroom suite finished

with attractive aqua board surround, electric shower and shower screen mounted over the bath, tall heated towel rail and frosted glass windows. The larger of the bedrooms sits towards what would be the front of the home laid with all updated carpeted flooring. This room is generous in its size being more than capable of hosting a double bed with further storage solutions whilst two further bedrooms sits towards the rear of the home, each of which benefiting from a full redecoration and newly laid carpets as well as updated electric heating radiators.

FIND US

Postcode : NR12 9DW

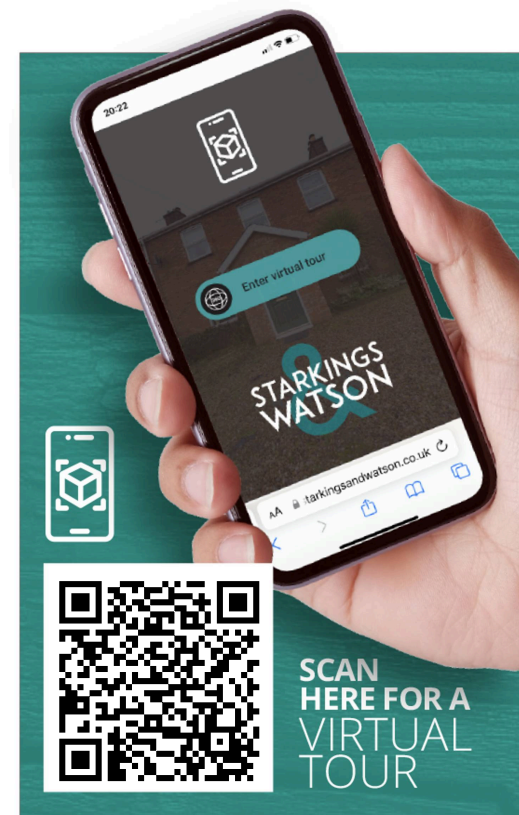
What3Words : ///explores.coconuts.hugs

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Please be aware that this property has a section 157 restriction placed on it for owners and occupiers. This restriction means that all buyers must have lived or worked in Norfolk for at least three years prior to purchase. For more information please speak to the sales team.



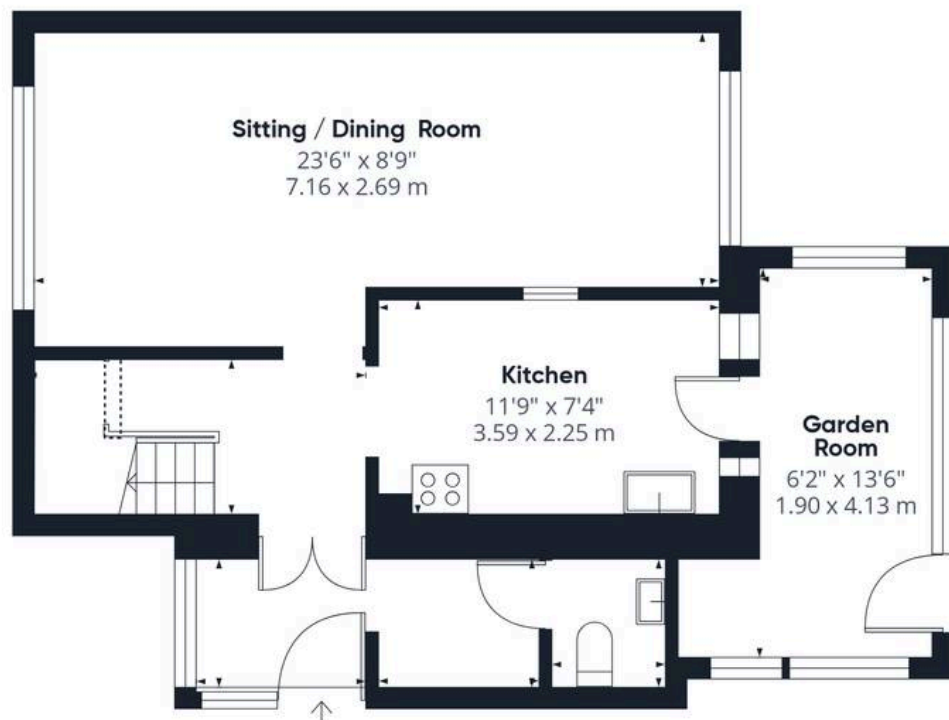




THE GREAT OUTDOORS

The rear garden is generous in size courtesy of the property's position where initially a flagstone patio space creates the ideal area to sit and enjoy the warmer months with two large external storage sheds found to the rear. Off to the side a lawn space opens up being fully enclosed with timber panel fencing, the space retains privacy from every angle courtesy of the position of the home, making the garden a perfect private retreat in the warmer months.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

889 ft²

82.5 m²

Reduced headroom

2 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.