



Brecklands, Stalham, Norwich NR12 9DX

welcome to

Brecklands, Stalham, Norwich

A rare, 3 Bedroom detached House with 1 Bedroom Annex situated on a quiet estate in the popular town of Stalham. Perfect for a family needing more space for independent teenagers or elderly relatives.



Description

Located in the popular town of Stalham, this 3 Bedroom detached property sits on a large corner plot and includes a modern Annex, consisting of a Living Room, Kitchen, Bathroom and Bedroom. The main property is nicely presented and is ready to move into, with potential to modernise and personalise over time. The rear garden is mostly paved and easy to maintain. A new drive has recently been installed, with parking for multiple cars.

Entrance Hall

Front door leads into the hallway with doors off to the Lounge, Kitchen, Cloakroom and stairs. Carpeted flooring, understairs storage and wall mounted radiator.

Cloakroom

WC & hand basin, double glazed window to side.

Living Room

Open plan living and dining area with large, double glazed windows to front & side. Brick feature fireplace, carpeted flooring and 2 wall mounted radiators.

Kitchen

Recently modernised. Laminated flooring, wooden door leading into Conservatory. Built-in oven, hobs & hood. Space for washing machine, tumble dryer and fridge/freezer. Stainless steel sink and draining board. Wall mounted radiator.

Conservatory

PVC double-glazed units all round, twin-wall polycarbonate roofing, tiled floor.

First Floor Landing

Carpeted flooring, loft hatch and doors leading to Bedrooms.

Bedroom One

Carpeted flooring, built-in wardrobe/cupboard, wall-mounted radiator and double glazed window to side.

Bedroom Two

Carpeted flooring, built-in wardrobe/cupboard, wall-mounted radiator and double glazed window to side.

Bedroom Three

Carpeted flooring, wall-mounted radiator and double glazed window to side.

Bathroom

Tiled all round, bath with power shower, WC & hand basin. Towel radiator, built-in cupboard, immersion tank and extractor fan.

Outside

Front and side gardens are laid to lawn, with flowerbeds following the borders. Rear garden consisting of sandstone paving for low maintenance, a small lawn area and small pond. Side storage, water, electric and oil-tank.

Annex Accommodation

Living Room

Carpeted flooring, double glazed double doors into garden, double glazed window to side.

Kitchen

Laminated flooring, wooden work surfaces, stainless steel sink and draining board. Light tunnel lighting, built-in oven, hobs and hood. Space for dishwasher, fridge/freezer and washing machine.

Bedroom

Carpeted flooring, double glazed window looking into garden. Ceiling spotlights, electric radiator, built-in cupboards.

Bathroom

Tiled all round, tiled flooring, power shower. Towel radiator, WC & hand basin, extractor fan.

Epc - Annex

The annex for this property has a separate EPC rating of D (67) with a potential of B (84). Report is available upon request.



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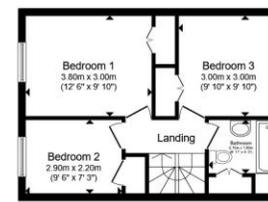
welcome to
Brecklands, Stalham, Norwich

- Detached 3 Bedroom House
- Separate Annex
- Larger Corner Plot
- Ample Parking
- Close to Local Amenities & Schools
- NO ONWARD CHAIN!

Tenure: Freehold EPC Rating: F
 Council Tax Band: C



Ground Floor



First Floor

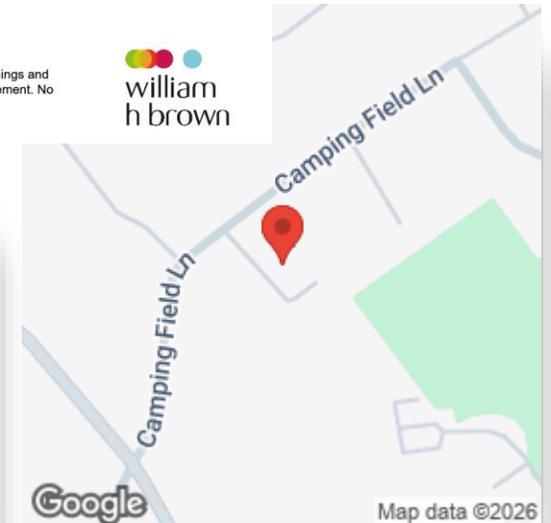


Annex

Total floor area 120.2 m² (1,294 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

£370,000



Please note the marker reflects the
 postcode not the actual property



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Property Ref:
 NWS102665 - 0002

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