

Aldreds
Estate Agents

11 Wilson Road, Stalham, Norwich, NR12 9FL

£280,000

3 2 2 C



£280,000

11 Wilson Road

Stalham, Norwich, NR12 9FL

- Spacious Modern Home
- Sought After Modern Hopkins Development
- Ground Floor Cloakroom
- Enclosed Garden
- Convenient Position within Broadland Town
- Three Bedrooms with Master En-Suite
- Triple Aspect 5.55m Kitchen/Diner & Lounge
- Oil Fired Central Heating
- Garage & Parking
- Internal Viewing is Highly Recommended



Aldreds are delighted offer this spacious three bedroom semi-detached property situated in this sought after modern Hopkins Homes development in the popular Broadland town of Stalham. This spacious home offers accommodation including an entrance hall, cloakroom, 5.5m triple aspect kitchen/diner and lounge, three bedrooms, master en-suite and a family bathroom.

The property benefits from sealed unit double glazed windows, oil fired central heating, driveway parking, garage and a nicely enclosed garden. Early internal viewing is strongly recommended to appreciate this well appointed property.





Entrance Hall

Radiator, power points, central heating control, stairs to first floor landing, doors leading off;

Cloakroom

Tiled flooring, low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation.

Kitchen/Diner 18'2" x 16'9" reducing to 9'7" (5.55m x 5.12m reducing to 2.93m)

A hugely spacious, triple aspect room with windows to front and side, glazed French doors leading to garden, tiled flooring, three radiators, under stair cupboard, a range of fitted kitchen units with rolled edge work surface and tiled splash back, integrated appliances including electric double oven, ceramic hob, stainless steel chimney style extractor, oil fired boiler for hot water and central heating, plumbing for washing machine, space for dishwasher.

Lounge 18'2" x10'10" (5.55m x3.31m)

A spacious double aspect room with windows to front and side, two radiators, power points, television point, telephone point.



First Floor Landing
Radiator, power points, two built-in cupboards, one being an airing cupboard housing pressurised hot water cylinder, doors leading off;

Master Bedroom 11'2" x 11'0" plus doorwell (3.41m x 3.37m plus doorwell)
Window to front aspect, radiator, power points, central heating control, television point, door giving access to;

En-Suite Shower Room
Window to front aspect, tiled floor, low level w.c., pedestal hand wash basin with tiled splash back, tiled shower cubicle, radiator, shavers point, ventilation.

Bedroom 2 11'0" x 9'9" (3.37m x 2.98m)
Window to front aspect, radiator, power points, television point, built-in wardrobe, telephone point.

Bedroom 3 11'2" reducing to 10'0" x 6'11" (3.42m reducing to 3.05m x 2.11m)
Window to side aspect, radiator, power points, telephone point.

Bathroom
Side facing obscure glazed window, tiled flooring, part tiled walls, white suite comprising of panelled bath with shower attachment over, pedestal hand wash basin, low level w.c., radiator, shavers point, ventilation.

Directions

Proceeding out of Stalham on the Ingham Road, passing the high school on your left hand side, turn second right into Wilson Road and proceed straight ahead, where the property can be located a short way along on the left hand side.





Outside
The property occupies a pleasant corner plot position with an enclosed front garden area with mature hedgerows to boundaries. Parking is to the side of the property via a shingled driveway leading to a garage en-bloc. There is as a nicely enclosed garden area predominately to the side, accessed via French doors from the kitchen/diner with a paved patio and pathway leading to timber gate towards the garage and driveway. The garden is nicely enclosed with close board panel fencing to boundaries with a variety of shrubbery and planting to borders, outside lighting and screened uPVC oil storage tank.

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

Reference
PJL/S10022

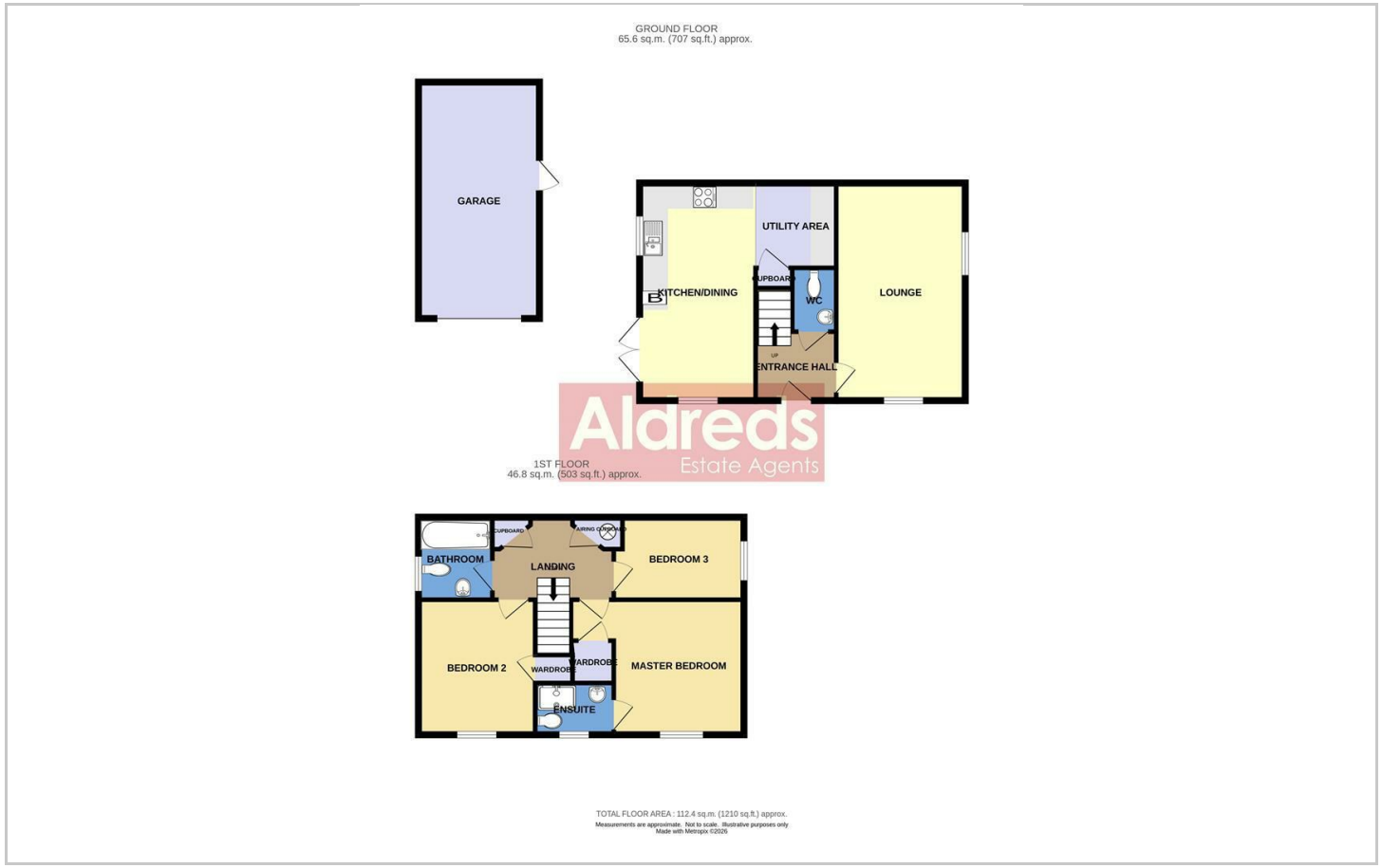




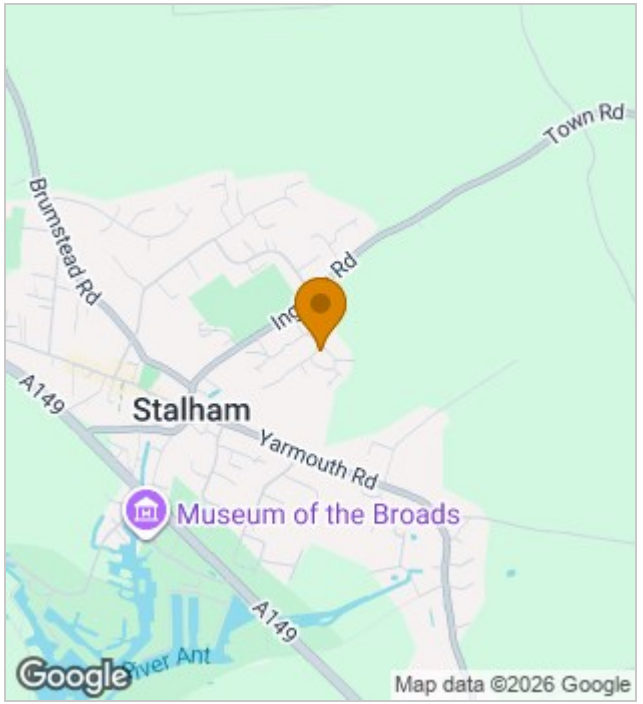




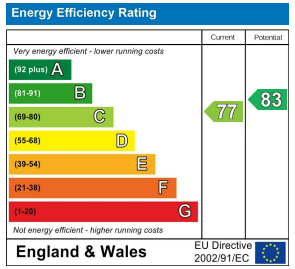
Floor Plans



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA