Aldreds
Estate Agents

Meadway Recreation Road, Stalham, NR12 9BH

Offers In Excess Of £165,000

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Meadway Recreation Road

Stalham, Norwich, NR12 9BH

Offers In Excess Of £165,000

- Desirable Non Estate Location
- Requiring Modernisation & Updating
- Storage Heating
- Low Maintenance Garden
- Two Double Bedrooms
- Offered With No Onward Chain
- Spacious Detached Bungalow
- uPVC Sealed Unit Double Glazed Windows
- Garage & Driveway
- Be Quick To View!

Aldreds are pleased to offer this two bedroom detached bungalow situated in a pleasant non estate position in the popular Broadland town of Stalham. Now requiring modernisation and updating, this nicely located property offers lots of potential for improvement.

The accommodation offered includes an entrance hall, a spacious lounge/diner, inner hallway, kitchen, two double bedrooms and bathroom. The property offers uPVC sealed unit double glazed windows, electric storage heating, driveway parking, garage and a low maintenance enclosed rear garden. Now offered with no onward chain, early viewing is highly recommended.

Entrance Hall 5'2" x 4'8" (1.58m x 1.43m)

Part glazed uPVC entrance door with glazed side panel, cloaks cupboard housing electric meters, glazed door giving access to;

Lounge/Diner 23'4" reducing to 16'8" x 10'9" at max (7.13m reducing to 5.09m x 3.3m at max)

A very spacious room with windows to front and side aspects, two storage heaters, power points, tiled fireplace surround with a tiled hearth, wall lighting, door giving access to;

Inner Hall

Loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Kitchen 8'10" x 8'2" (2.7m x 2.5m)

Side facing window, a range of fitted units with rolled edge work surface with tiled splash backs, stainless steel sink drainer, power points, plumbing for washing machine, integrated electric double oven and hob, pantry cupboard, part glazed door to;.

Porch 7'0" x 3'2" (2.15m x 0.98m)
Glazed to front, side and rear, part glazed sliding door to driveway, power point.

Bedroom 1 11'0" x 11'1" (3.36m x 3.4m)
Rear facing window, storage heater, fitted furniture including wardrobes, cupboards and dressing table.

Bedroom 2 11'11" x 9'0" increasing to 11'1" (3.64m x 2.75m increasing to 3.4m)
Rear facing window, power point.

Bathroom
Side facing obscure glazed window, white suite comprising of pedestal hand wash basin, panelled bath, part tiled walls, wall mounted electric heater.

Outside
The property offers vehicular access, via a driveway extending to the side of the property, leading onto;

Garage 15'8" x 8'2" (4.8m x 2.5m)
Front facing up and over door, side facing window.

Directions

From our Stalham office proceed along St Johns Road, to the junction with the Brumstead Road. Continue straight ahead, turning first left into Recreation Road where the property can be found a short way along, on the right hand side.

Gardens
Lawned front garden area, nicely enclosed with mature hedgerow to front boundary, with a variety of well stocked shrubbery and planting to borders. To the rear of the property is a courtyard style paved garden area with a garden store, enclosed with close board panel fencing to boundaries.

Tenure
Freehold.

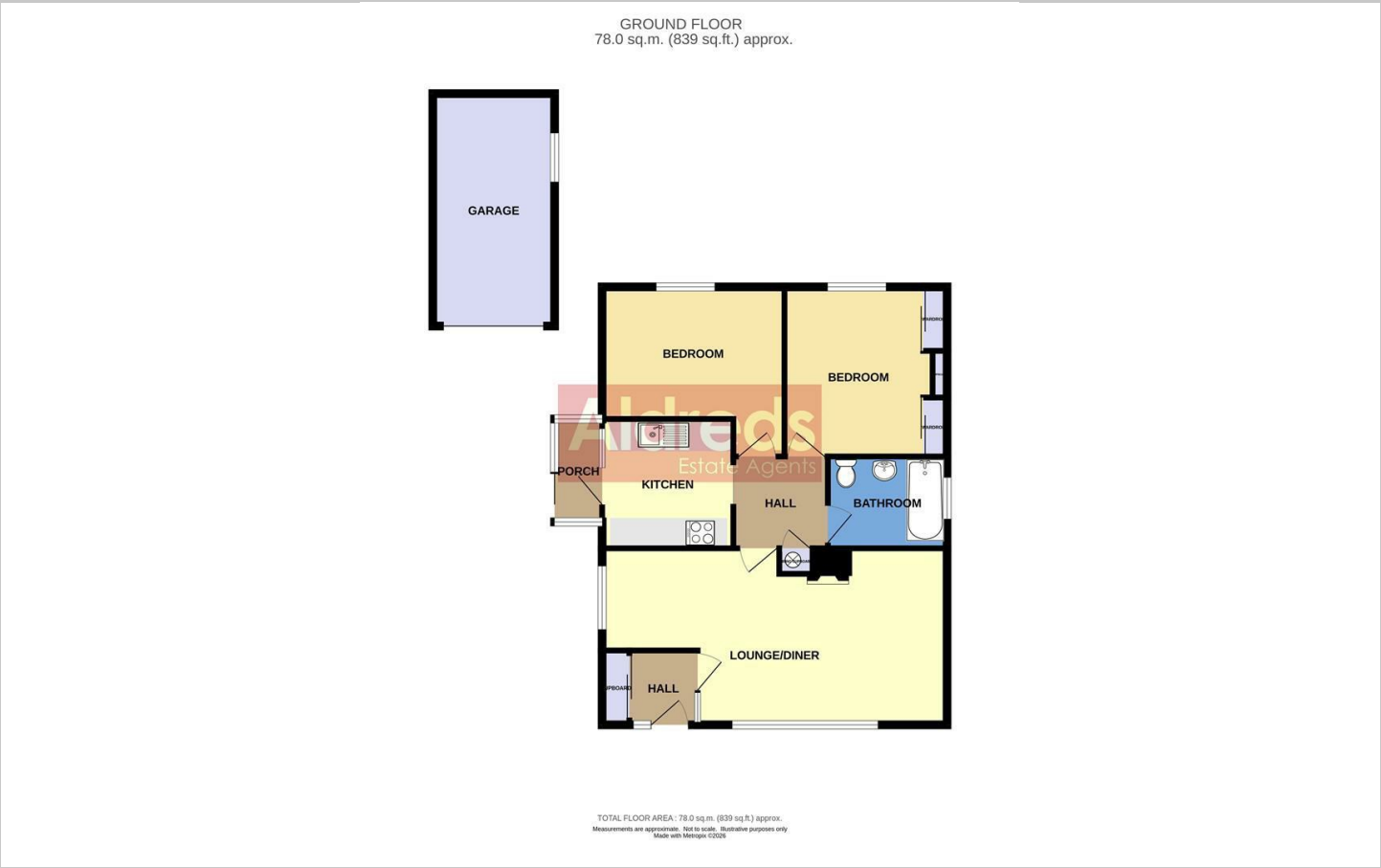
Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: C.

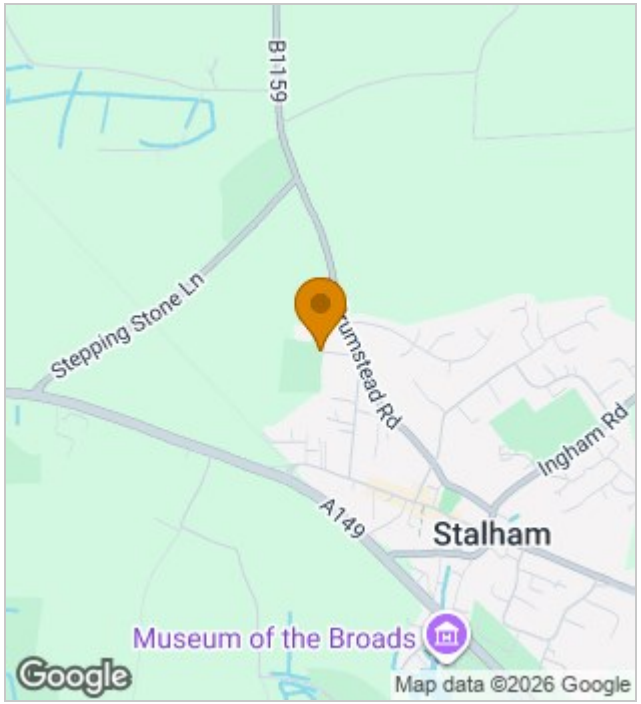
Location
Stalham is a popular Broadland town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, schools, health centre, library, post office, supermarket and a variety of high street shops and food outlets. The fine city of Norwich is approximately 14 miles to the South West.

Reference
PJL/S10037

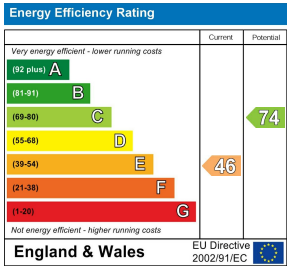
Floor Plans



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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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