



Staden Park, Trimingham NR11 8HX

welcome to

Staden Park, Trimingham

****GUIDE PRICE £375,000 - £395,000****

A generously proportioned four bedroom detached family home with annexe potential set in a coastal village location.



Located in the coastal village of Trimingham being set between the larger village of Mundesley and the Coastal town of Cromer both offering facilities and amenities, is this individually designed and well presented detached family home offering four bedroom accommodation over two floors, two reception rooms, conservatory generous kitchen, modern bathroom and garage with workshop, enclosed garden and ample off road parking. viewings are essential to appreciate the versitility of the accommodation offered.

Entrance

Upvc double glazed door and matching side panels leading to the entrance hall, radiator, staircase rising to the first floor, wall mounted central heating thermostat, upvc double glazed window.

Cloakroom

Suite comprising wash hand basin and WC, tiled splashbacks, opaque upvc double glazed window .

Dining Room

10' 11" Max x 9' 10" Max (3.33m Max x 3.00m Max)
Upvc double glazed picture window borrowing light from the conservatory, radiator, built in cupboard with hanging space and shelving, pantry cupboard, oil fired central heating boiler.

Kitchen

16' 9" x 6' 2" (5.11m x 1.88m)
Fitted with a comprehensive range of wall and base units comprising cupboards and drawers, built in eye level double electric oven, hob with cooker hood above, integrated microwave, fridge and freezer, pantry shelving, integrated tumble dryer and washing machine, roll edge worktops with inset one and a half bowl sink and mixer tap, tiled splashbacks, radiator, upvc double glazed window to the rear aspect, further upvc double glazed window and matching door leading to the conservatory.

Conservatory

21' 10" x 8' 5" (6.65m x 2.57m)
Brick base with upvc double glazed windows, glazed roof, raised shelving and storage area, french doors leading to the rear garden, patio doors with access to the lounge.

Lounge

18' 9" x 12' 9" Max (5.71m x 3.89m Max)
Upvc double glazed picture window to the front aspect, 2 x radiators, arch leading to lobby area with access to the loft, access to two bedrooms.

Bedroom One

12' 10" Max x 11' 5" Max (3.91m Max x 3.48m Max)
Upvc double glazed window to the front and radiator.

Bedroom Two

14' 6" Max x 11' 5" Max (4.42m Max x 3.48m Max)
Upvc double glazed window to the rear aspect and radiator.

Landing

Access to all rooms, access to the loft, upvc double glazed window to the front aspect, airing cupboard with factory lagged hot water tank and slatted shelving,

Family Bathroom

15' 5" x 5' 4" (4.70m x 1.63m)
Double aspect room with opaque upvc double glazed window to the rear and matching glass block window to the side, suite comprising bath with mixer tap, WC, vanity unit with cupboard storage and wash hand basin and illuminated mirror above, walk in shower enclosure with thermostatic shower fitted, tiled walls, ceramic tiled flooring, inset spot lighting, heated towel radiator and further storage cupboard with shelving.

Bedroom Four

12' 8" x 8' 9" (3.86m x 2.67m)
Upvc double glazed window to the front aspect, fitted with a comprehensive range of bedroom furniture comprising wardrobes, cupboards vanity and bedside units.

Master Bedroom

12' 7" x 9' 9" (3.84m x 2.97m)
Upvc double glazed window overlooking the rear garden, radiator, fitted with a comprehensive range of bedroom furniture comprising wardrobes, overbed storage cupboards, bedside tables and vanity area and wall light points.

Exterior

To the front of the property is block paving offering ample parking, walled boundary, mature shrubs and well tended borders, access to the garage, Garage 16'7" x 9' electric remotely controlled roller shutter door, power and light, wall mounted consumer electric meter, door to the Workshop 13'10" x 8'9" with power and light, upvc double glazed window and door to the rear.

Rear garden being well established with a myriad of shrubs and plants, paved paths and patios, enclosed by close boarded fencing and hedging, side access gate, greenhouse and garden shed.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



view this property online williamhbrown.co.uk/Property/CRM109061



welcome to

Staden Park, Trimingham

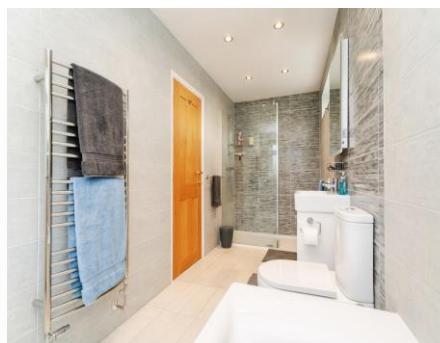
- Coastal Village Location
- Four Bedrooms over two floors
- Modern Bathroom, Fitted Kitchen
- Conservatory, two receptions
- Garage and Workshop.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£375,000 - £395,000



view this property online williamhbrown.co.uk/Property/CRM109061

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRM109061 - 0003

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk