



Little Firs, Ingham Road, Stalham, Norwich, NR12 9DJ

welcome to

Little Firs, Ingham Road, Stalham, Norwich

Situated at the end of Stalham High Street, this End-Terrace house is perfectly located for anyone looking to be close to local amenities.



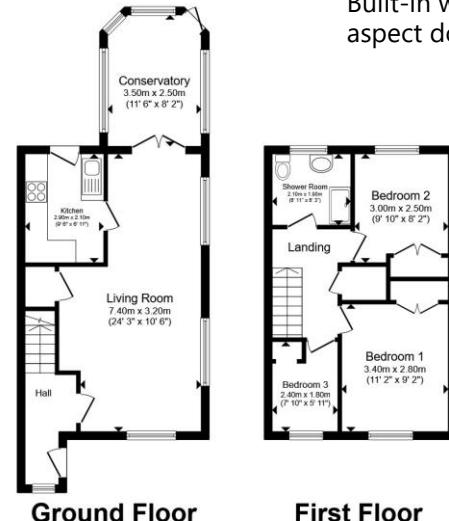
Description

Located in the popular town of Stalham, this 3 bedroom property is perfect for those who would like to be close to the shops and local services. The downstairs living area feels open and light and leads into a conservatory and enclosed rear garden. The front garden is large and would be desirable by those with green fingers. There is dedicated communal parking at the rear of the property.

Stalham is a popular market town offering a good range of local amenities including shops, cafes, schools, medical facilities and leisure services. Ideally located close to the Norfolk Broads, the area provides easy access to beautiful waterways, countryside walks and nearby coastal destinations such as Sea Palling. Well connected by road to North Walsham, Wroxham and the city of Norwich, Stalham combines everyday convenience with the charm of Norfolk's countryside and coast, making it an attractive location.

Entrance Hall

Door opens into hall with stairs to first floor, tiled flooring, radiator, front aspect double glazed window and door to Living Room.



Total floor area 79.8 m² (859 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



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Living Room

Triple aspect room with 3 double glazed windows to the front & side aspect, 2 radiators, tiled flooring, TV point and access to understairs cupboard which houses the fuse board. Door to Kitchen & double doors to Conservatory.

Kitchen

Fitted with a range of wall & base units, work surface over with tiled splashback and stainless steel sink & drainer unit, double oven, built-in electric hob with cooker hood over, space for fridge/freezer & plumbing for washing machine. Tiled flooring and uPVC door to garden.

Conservatory

Brick base with uPVC double glazed windows to 3 sides, uPVC roof, tiled flooring, radiator & door to outside.

First Floor Landing

Airing cupboard housing water tank, loft hatch & linoleum flooring. Doors to Bedrooms and Shower Room.

Bedroom One

Built-in wardrobe, linoleum flooring, radiator & front aspect double glazed window.

Bedroom Two

Built-in wardrobe, linoleum flooring, radiator & rear aspect double glazed window.

Bedroom Three

Built-in clothing rail, linoleum flooring, radiator & front aspect double glazed window.

Shower Room

Suite comprising WC, ceramic wash basin and large shower tray with electric shower. Tiled walls, linoleum flooring, towel radiator & rear aspect double glazed frosted window.

Outside

To the front of the property is an enclosed landscaped garden area with shingle and paving stones. The boarders of the garden are lined with a variety of shrubs and there is a decorative pond feature in the centre. The front garden is enclosed with wooden fence panels and brick wall.

The rear garden is fully enclosed with fence panels and has been designed on a split level with brick weave patio on one level and then a step up to a lawned and shingle area with a shallow brick wall bordering. There is a flower bed and a few shrubs around the garden area with a trellis wall shielding the oil tank.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.



welcome to

Little Firs, Ingham Road, Stalham, Norwich

- End-Terrace House
- 3 Bedrooms
- Living Room, Kitchen & Conservatory
- Large Garden
- Next to High Street

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



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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:
NWS108335 - 0002

 william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk