



Aldreds

Estate Agents

6 Batchelors Loke, Stalham, NR12 9FR

£215,000





6 Batchelors Loke

Stalham, NR12 9FR

- Beautifully Presented Throughout
- Oil Fired Central Heating
- Ground Floor Cloakroom
- Two Bedrooms
- Popular Broadland Town
- Nicely Enclosed Garden with Southerly Aspect
- Spacious Terraced House
- Garage and Parking Space
- Sought after Hopkins Homes Development
- Early Internal Viewing Highly Recommended

Aldreds are delighted to offer this beautifully presented modern two bedroom house, situated in the sought after Hopkins Homes development within this popular Broadland town. Presented in excellent order throughout, this spacious home offers accommodation including a 4.5m x 5.37m lounge, a kitchen/diner, landing, two bedrooms and first floor bathroom.

The property offers oil-fired central heating, sealed unit double glazed windows, a pleasant enclosed rear garden with a Southerly aspect, garage and parking space. Early internal viewing is highly recommended to appreciate this attractive property, ideal as a first time purchase.



£215,000



Lounge 14'9" x 17'7" reducing to 13'8" (4.52m x 5.37m reducing to 4.19m)

Part glazed entrance door, window to front aspect, two radiators, power points, television point, telephone point, stairs to first floor landing with under stair cupboard, doors giving access to;

Cloakroom

Low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation.

Kitchen/Diner 14'9" 10'3" reducing to 6'5" (4.51m 3.13m reducing to 1.96m)

Rear facing window and part-glazed door giving access to garden, tiled flooring, a range of modern fitted kitchen units, with rolled edge work surface and tiled splashback, stainless steel sink drainer with mixer tap, wall mounted oil-fired boiler for hot water and central heating, integrated appliances including electric double oven, ceramic hob, stainless chimney extractor and dishwasher, plumbing for washing machine, power points, telephone point, radiator.



First floor landing

Airing cupboard housing pressurised hot water cylinder, loft access, power points, doors leading off.

Bedroom 1 14'9" x 14'2" reducing to 10'7" (4.52m x 4.32m reducing to 3.25m)

Two windows to front aspect, power points, television point, central heating control, radiator

Bedroom 2 10'2" x 7'6" (3.11m x 2.3m)

Rear facing window, power points, telephone point, radiator

Bathroom

Rear facing obscure glaze window, panel bath with shower over and shower screen, pedestal hand wash basin, low level WC, radiator, shavers point

Outside

The property offers a nicely enclosed rear garden with a Southerly aspect, well stocked with a variety of shrubbery and planting and enclosed with close board panelled fencing to boundaries with a screened area housing the uPVC oil storage tank, external power supply and lighting, a pedestrian gate gives access to the rear leading to a garage and parking space.

Directions

From the Ingham Road as if leaving Stalham, turn right into Wilson Road and proceed straight ahead before bearing off left into Jeckells Road, continue towards the end of the road, turn right into Batchelors Loke where the property can be located a short way along on the left hand side.



Tenure

Freehold. The Garage and parking space are on separate long leasehold title. Term remainder of 125 year lease from 1st January 2016. Annual ground rent £40

Services

Mains water, electric and drainage

Council Tax

North Norfolk District Council. Band B

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, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

Reference

PJL/S9998



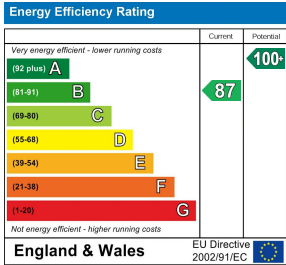
Floor Plans



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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