



The Croft, Camping Field Lane, Stalham, Norwich, NR12 9DT

welcome to

The Croft, Camping Field Lane, Stalham, Norwich

This spacious four/five bedroom detached bungalow with double garage, and South facing rear garden would make an ideal family home or retirement bungalow within walking distance of Stalham High Street and town amenities!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Description

Set back from Camping Field Lane down a shingle driveway, this detached bungalow offers deceptively spacious accommodation on one level with versatile bedrooms and reception areas. The property offers accommodation comprising entrance hall, lounge, dining room, kitchen, utility room, four bedrooms, study/bedroom five, bathroom, two cloakrooms, side entrance porch and double garage. Externally, the property boasts ample off road parking and mature, South facing garden. The property is being marketed with NO ONWARD CHAIN and needs to be viewed to be fully appreciated!

Entrance Hall

With door to front, carpet flooring, radiator, airing cupboard housing water tank and loft access.

Cloakroom

Double glazed window to side aspect, part tiled walls, WC, hand basin, towel rail and tiled flooring

Lounge

22' 1" x 14' 1" (6.73m x 4.29m)

With sliding doors into Garden, carpeted flooring, TV and telephone point. and radiator

Dining Room

12' x 9' 9" (3.66m x 2.97m)

Double glazed bay window to front, aspect, carpeted flooring and radiator.

Kitchen

15' 4" max x 13' 5" (4.67m max x 4.09m)

Fitted kitchen with range of wall and base units with work surfaces over, eye level electric ovens, electric hob with cooker hood above, integrated fridge, breakfast bar, tiled splash backs, radiator, double glazed window to front aspect and tiled flooring

Utility Room

7' 10" x 7' 10" (2.39m x 2.39m)

Fitted wall and base units with plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window and door to side aspect, radiator and tiled flooring

Bedroom 1

12' 4" x 11' 1" into Fitted Wardrobe (3.76m x 3.38m into Fitted Wardrobe)

Double glazed bay window to front aspect, carpeted flooring and fitted wardrobes and radiator.

Study

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to rear aspect, carpeted flooring, radiator, fitted desk with storage and shelving

Bedroom 2

11' 7" x 9' 11" (3.53m x 3.02m)

Double glazed window to rear, carpeted flooring, fitted wardrobe and radiator.

Bedroom 3

10' 1" x 9' 11" (3.07m x 3.02m)

Double glazed window to rear, carpeted flooring, fitted wardrobe and radiator.

Bedroom 4

7' 10" x 7' 1" (2.39m x 2.16m)

Double glazed window to side aspect, carpeted flooring and radiator

Bathroom

Suite comprising bath with mixer tap, walk-in shower cubicle, vanity wash hand basin with WC, shaver point, extractor fan, part tiled walls, towel rail, double glazed window to side aspect, fully tiled walls and tiled flooring

Side Entrance Porch

With door to side, tiled floor. Doors leading into garage and kitchen

Gardeners W/C

Double glazed window to side aspect, tiled floor, WC, hand basin and radiator.

Double Garage

16' 7" x 15' 6" (5.05m x 4.72m)

Double garage with up and over doors, double glazed window to side aspect, oil central heating boiler, power and lighting

Exterior

At the front of the property is a shingle driveway offering ample parking with bordering shrubs, hedging and patio seating area. At the rear of the property is a mature South facing garden mainly laid to lawn, patio, flowers, shrubs, hedging, garden shed and greenhouse. The property further benefits from owned solar panels on the roof.



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welcome to

The Croft, Camping Field Lane, Stalham, Norwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious 5 Bedroom Detached Bungalow
- No Onward Chain!
- Utility Room
- Large Lounge with Sliding Doors leading out to Garden
- South Facing Garden
- Walking distance to Stalham High Street
- Double Garage and Driveway
- Must be Viewed to be Appreciated!

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£360,000



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.focalagent.com



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Property Ref:
NWS108332 - 0008

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