



**Aldreds**  
Estate Agents

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**FOR SALE**  
aldreds.co.uk  
01692 581089

21 Weavers Close, Stalham, Norwich, NR12 9EG  
£175,000

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£175,000

# 21 Weavers Close

Stalham, NR12 9EG

- Mid Terraced House
- Convenient Location Close To Amenities
- uPVC Sealed Unit Double Glazed Windows
- Allocated Parking
- Popular Broadland Location
- Two Bedrooms
- Electric Storage Heating
- Enclosed Rear Garden
- Offered With No Onward Chain
- Be Quick To View

Aldreds are pleased to offer this two bedroom mid terraced house, situated in the convenient position close to all the amenities of the town. This well positioned property sits in a pleasant position facing communal lawned grounds with accommodation comprising of an entrance hall, kitchen, lounge/diner, two bedrooms and a first floor bathroom.

The property offers electric storage heating, allocated parking space and a manageable, enclosed garden. Now offered with no onward chain, this property would make an ideal first time buy or investment purchase.



## Entrance Hall

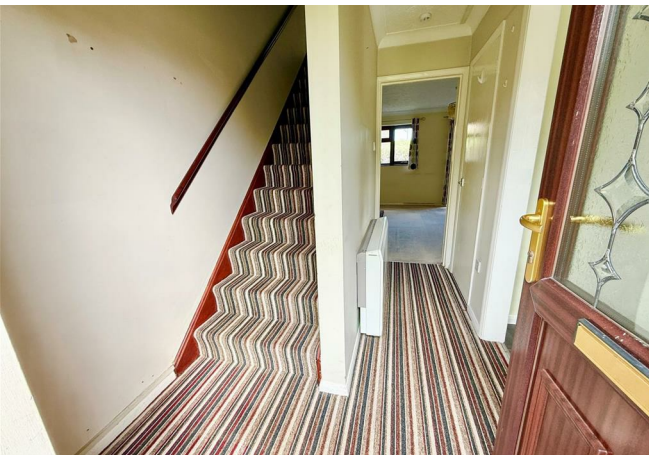
Part glazed entrance door, stairs to first floor landing, storage heater, cloaks cupboard, telephone point, doors leading off;

## Kitchen 9'3" x 6'9" at max (2.84m x 2.07m at max)

Window to front aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mono bloc tap, plumbing for washing machine, power points, electric cooker point, space for fridge-freezer.

## Lounge/Diner 13'11" x 13'4" at max (4.25m x 4.07m at max)

Window to rear aspect, glazed door with glazed side panel leading to rear garden, wall mounted electric heater, power points, television point, large under stair cupboard, brick built fireplace surround with a wood burning stove (not in working order and in need of attention) on a permanent tiled hearth, wall mounted electric heater.





### First Floor Landing

Airing cupboard housing hot water cylinder with immersion heater, loft access, doors leading off;

### Bedroom 1 10'0" x 8'4" (3.07m x 2.55m)

Window to front aspect allowing a pleasant view across communal lawned grounds, power points.

### Bedroom 2 11'1" x 6'7" (3.4m x 2.02m)

Window to rear aspect, power points.

### Bathroom

Rear facing obscure glazed window, tiled flooring, white suite comprising of panelled bath with shower screen and electric shower over with tiled surround, pedestal hand wash basin, low level w.c, heated towel rail.

### Outside

Lawned front garden with paved pathway leading to front entrance. To the rear of the property is a courtyard style rear garden, enclosed with close board panel fencing to boundaries, timber garden shed, pedestrian gate giving access to the rear leading to an allocated parking space.

### Directions

From Aldreds Stalham office, proceed north along the High Street for approximately 150 yards before turning right into Weavers Close, where the property can be found towards the end of the road on your right hand side, located by our 'For Sale' board.



**Tenure**  
Freehold.

**Services**  
Mains water, electric and drainage.

**Council Tax**  
North Norfolk District Council - Band: A.

**Location**

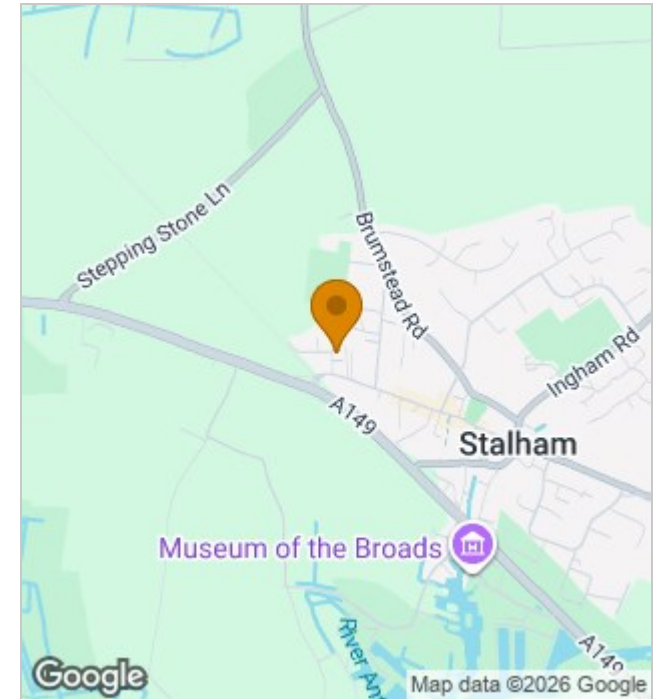
**Reference**  
PJL/S10050



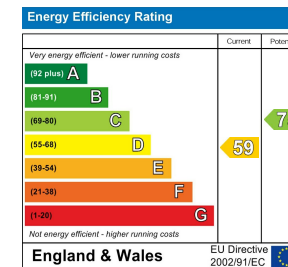
## Floor Plans



## 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.

### Disclaimer

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