

property details **approval form**

14 Whiley Lane, Stalham, Norwich, Norfolk, England, NR12 9FJ

Date: 14 July 2026

Property Ref and Version: NWS108779 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

£325,000

Tenure: Freehold

>> **key features**

- > New Housing Estate
- > Velux Windows
- > En Suite From Master Bedroom
- > 1,800 ltr Oil Tank
- > Garage and Off Road Parking
- > Immaculately Presented
- > Close to Amenities & Village of Stalham
- > Easy Commuting Distance to City
- > EPC Rating: C

>> **short description**

Here we have a stunning 3-bedroom home in Stalham. Immaculately presented, modern throughout, this is a home that needs to be viewed to be appreciated.

>> **long description**

Located in the popular village of Stalham, this 3-bedroom home is beautiful, to say the least. Each room feels bright, spacious and modern. The large Kitchen Diner makes a great space to entertaining or enjoying as a family. The bedrooms are all a good size with en-suite for the master bedroom.

Call our Stalham office today to book a viewing at this lovely home.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Hall

Carpet, Radiator

Cloakroom

Laminate Flooring, WC, Double Glazed windows to the side profile, Wash Basin

Lounge

Carpeted flooring, Double Glazed window to the front, 2 Radiators and TV point

Kitchen

Fully fitted kitchen with plenty of cupboards and sides, Laminate flooring, Double Glazed window and door to the rear aspect, oil boiler, Plumbing for Washing Machine, Space for fridge freezer, Electric hob, oven and extractor and dish washer

Landing

Airing cupboard, fully carpeted, boarded loft and radiator

Bedroom One

Double Glazed window to the front aspect, Radiator, Carpet and Integrated cupboards

En Suite

Laminate flooring, Partly Tiled, WC, Shower, Wash Basin and Double glazed windows to the front aspect.

Bedroom Two

Fully Carpeted, Velux windows, 2x Radiators and access to loft.

Bedroom Three

Fully Carpeted, Double glazed windows to the front aspect and Radiator

Bathroom

Bath with shower over, Double glazed window to the rear aspect, WC, Laminate flooring, Wash Basin, Part tiled and Radiator

Rear Garden

1800 litre Oil tank, Shed with electricity, New fence, Patio, Grass

Parking

Garage with electric door and Front driveway

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>> **property images**



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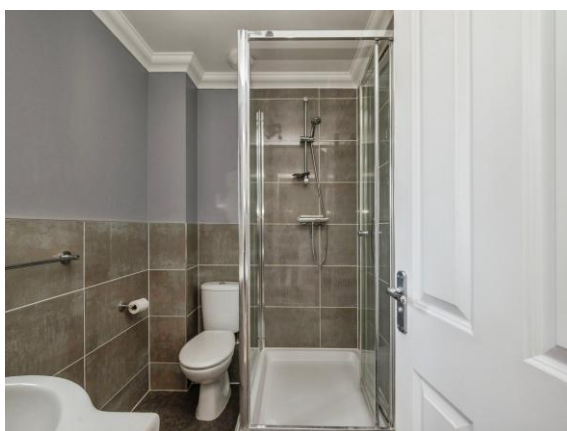
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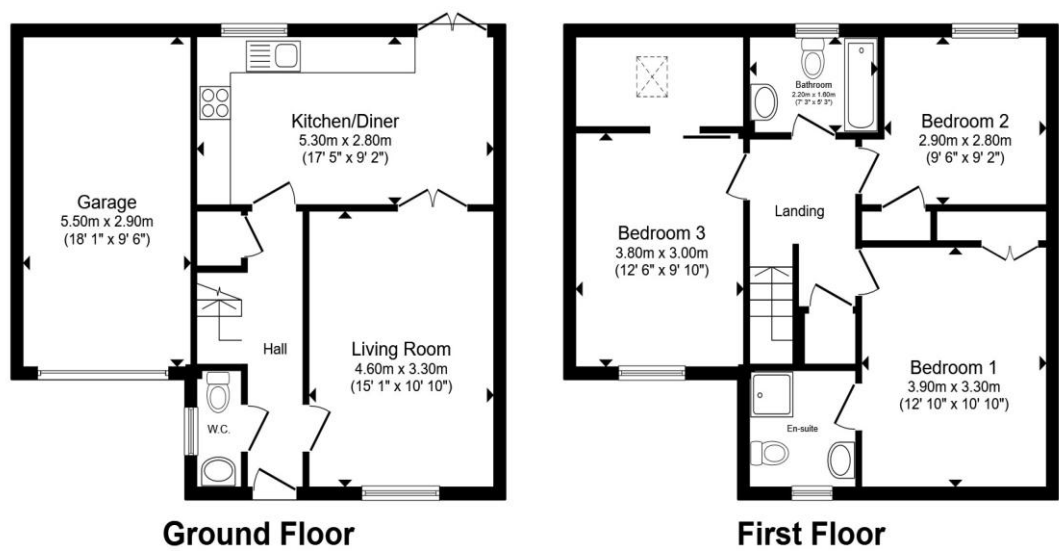
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>> floor plan



Total floor area 113.6 m² (1,223 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



>> approval

Signature		Date
Matthew Smith		
Mrs K.A. Houston		