

**Aldreds**  
Estate Agents



48 Teresa Road

Stalham, Norwich, NR12 9EB

Offers In The Region Of £280,000



## 48 Teresa Road

Stalham, Norwich, NR12 9EB

A very spacious two bedroom plus study chalet style detached house sitting in this popular location. The ground floor accommodation is very generous and offers an entrance hall, lounge/diner, kitchen/diner and a conservatory. On the first floor there are two bedrooms, study and a shower room all off landing. Oil central heating and double glazing. Solar panels on roof which has resulted in an EPC that almost reaches full potential. Generous gardens to front and rear with an outside WC. Driveway leading to large garage.

### Entrance Hall

Door to side, under stair cupboard, storage cupboard, radiator

### Lounge/Diner

20'4" max 12'5" min x 19'8" max 11'1" min (6.21 max 3.8 min x 6 max 3.38 min)

Double glazed window to front aspect, double glazed windows to both sides, radiator, open fireplace

### Kitchen/Diner

19'8" x 11'9" max 10'6" min (6 x 3.6 max 3.22 min)

Base & wall units with worktops, sink with drainer, electric cooker point, part tiled walls in kitchen area, radiator, door to conservatory, double glazed patio door to conservatory

### Conservatory

19'4" x 7'1" (5.91 x 2.16)

Brick based with sealed unit double glazing, door to garage, doors to garden

### Landing

Loft access

### Bedroom 1

12'5" x 11'5" (3.8 x 3.5)

Built in wardrobes, doors to eaves storage, double glazed window to front aspect, radiator

### Bedroom 2

12'4" x 11'5" (3.76 x 3.5)

Built in wardrobes, door to eaves storage, double glazed window to rear aspect, radiator





### Study

7'4" max 3'3" min x 5'10" max 2'5" min (2.24 max 1 min x 1.8 max 0.74 min)

Double glazed window to side aspect

### Shower Room

Part tiled walls, shower room, hand basin, low level WC, opaque double glazed window to side aspect, radiator

### Outside

To the front there is a large lawned garden. Driveway leading to large garage (10m x 2.57m max ) with electric up & over door and power & light. The garage also houses the oil fired boiler. To the rear there is a large lawned garden with paved patio, timber shed, greenhouse, outside WC with hand basin

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

Band C

### Location

Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

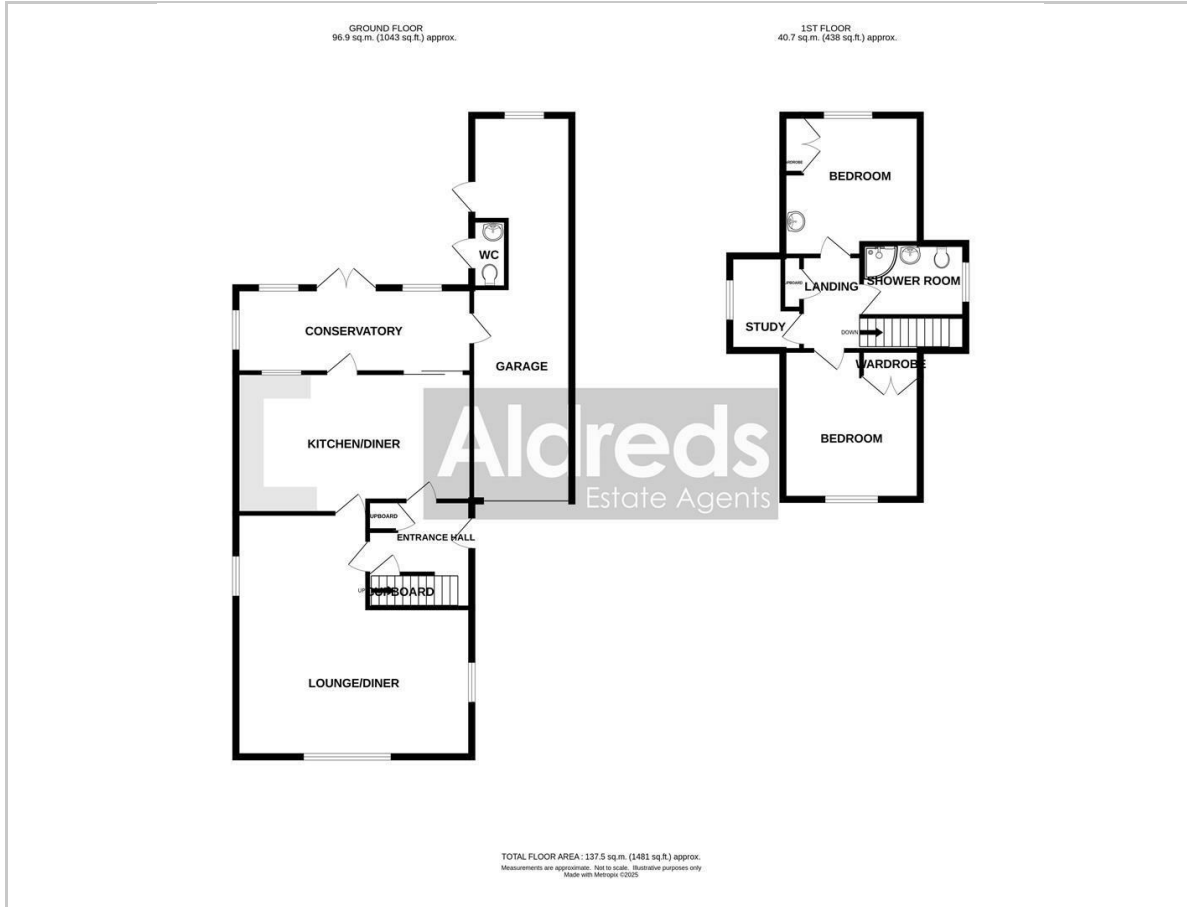
### Directions

From our Stalham office, proceed along St Johns Road to the junction with Brumstead Road. Turn right and continue a short way along before turning left into Campng Field Lane. Proceed as the road runs into Teresa Road, where the property can be found on the left

Ref S9976



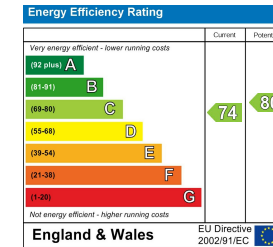
## Floor Plan



## Area Map



## Energy Efficiency 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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55 High Street, Stalham, Norfolk, NR12 9AH

Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA