

Aldreds
Estate Agents



4 Brecklands, Stalham, NR12 9DX

£295,000





4 Brecklands

Stalham, NR12 9DX

- Detached Bungalow
- Beautifully Presented Throughout
- Oil Fired Central Heating
- Driveway Parking
- Convenient Central Location
- Two Double Bedrooms
- Modern Fixtures & Fittings
- Nicely Enclosed Garden
- Adjoining Garage
- Early Internal Viewing Is Highly Recommended To Appreciate

Aldreds are delighted to offer this beautifully presented two bedroom detached bungalow, situated in a convenient cul-de-sac location, close to all the amenities of the town. This well appointed property has been comprehensively refurbished by the current owner and offers accommodation including an entrance hall, lounge, kitchen/dining room, two bedrooms and a fully fitted shower room.

The bungalow benefits from oil fired central heating with a recently installed external boiler, uPVC windows, driveway parking, garage and a delightful enclosed garden with a large decked seating area. Early internal viewing is highly recommended to appreciate this delightful bungalow.



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Entrance Hall

Part glazed composite entrance door with glazed side panel, radiator, cloaks cupboard, power points, additional shelved cupboard, loft access (part boarded and fully insulated), LVT flooring, doors leading off;

Lounge 16'0" x 10'10" (4.89m x 3.32m)

Spacious double aspect room with windows to front and side, power points, television point, thermostat for central heating, radiator, electric log effect fire.

Kitchen/Dining Room 13'8" x 10'9" at max (4.17m x 3.29m at max)

A beautifully re-fitted room with windows to front and side, modern fitted kitchen units with rolled edge work surface with tiled splash back, stainless steel sink drainer with mono bloc tap, integrated electric double oven, ceramic hob, extractor, plumbing for washing machine, space for under counter fridge-freezer, radiator, breakfast bar, airing cupboard, LVT flooring, part glazed door giving access to;

Side Porch 8'1" x 4'1" (2.47m x 1.27m)

Windows to side aspect, part glazed door to rear, power points.

Bedroom 1 11'10" x 9'10" (3.63m x 3.02m)

Window to rear aspect, radiator, power points, a range of fitted bedroom furniture with wardrobes and over bed cupboards.



Bedroom 2 11'10" x 11'10" reducing to 9'10" (3.61m x 3.63m reducing to 3.01m)

Currently used as an additional Sitting Room, with glazed French doors leading to rear garden, LVT flooring, radiator, power points.

Shower Room

Obscure glazed window to side aspect, fully tiled walls, fitted unit housing low level w.c. with enclosed cistern, hand wash basin with fitted storage, double sized shower with fixed I-shaped screen, LVT flooring, inset LED ceiling lighting.

Outside

The property is approached with driveway parking via a tarmac driveway extending to the side of the property to an adjoining;

Garage 20'4" x 8'2" increasing to 10'0" (6.2m x 2.49m increasing to 3.05m)

Front facing up and over door, rear facing window, side service door, power and lighting.

Gardens

The property offers delightful, well maintained gardens to the front and rear. The rear garden is of generous proportion with a raised deck seating area, large patio with block and timber cladded garden store, external oil fired boiler for hot water and central heating, uPVC oil fired storage tank (recently installed), a selection of raised beds and well stocked borders.

Directions

From Aldreds Stalham office, proceed along St Johns Road turning right at the junction onto Brumstead Road, take the first left hand turning into Campingfield Lane. Turn right into Brecklands, where the property can be found a short way along on the right hand side located by our FOR SALE board.



Agents Note

The property is sold inclusive of all white goods.

Tenure

Freehold.

Energy Performance Certificate

A number of improvements have been made to the property since the last EPC assessment, including a replacement boiler and upgraded insulation.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: 'C'

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/S10035



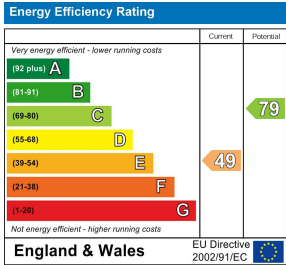
Floor Plans



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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