



Roorkee, 2 Weavers Close, Stalham, NR12 9EG

Offers In The Region Of £265,000





Roorkee, 2 Weavers Close

, Stalham, NR12 9EG

- Semi Detached House
- L-Shaped Lounge/Diner
- Modern Fitted Kitchen & Bathroom
- Off Road Parking
- Offered With No Onward Chain
- Three Bedrooms
- Electric Heating
- Convenient Location
- Tandem Double Garage
- Be Quick To View!

Aldreds are pleased to offer this three bedroom semi detached house, situated in a convenient position close to the local amenities of this popular Broadland town. The accommodation offered included an entrance hall, cloakroom, L-shaped lounge/diner, kitchen, three bedrooms and a first floor bathroom.

A particular feature of the property is the tandem double garage with off road driveway parking and a nicely enclosed rear garden. The property offers electric heating, uPVC sealed unit double glazed windows and a modern fitted kitchen and bathroom. Now offered with no onward chain, early internal viewing is highly recommended.



Entrance Hall

Obscure glazed entrance door, window to front aspect, storage heater, doors leading off;

Cloakroom

Front facing obscure glazed window, low level w.c, corner hand wash basin with storage under, ventilation.

Hallway

Stairs to first floor landing, storage heater, electric fuse board, power point, doors leading off;

Lounge/Diner

Lounge Area 13'9" x 10'2" (4.2m x 3.1m)

Window to front aspect, two storage heaters, power points, telephone point, television point, wall mounted electric heater, open plan access to;

Dining Area 9'2" x 7'4" (2.8m x 2.25m)

Rear facing window, storage heater, power points, door giving access to;



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 on the left hand side, located by our 'For Sale' board.

Kitchen 12'3" x 8'8" at max (3.75m x 2.66m at max)

Two rear facing windows, a range of modern fitted kitchen units with work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, power points, integrated electric double oven, ceramic hob, built-in cupboard with fitted shelving, integrated fridge, glazed door giving access to garage.

First Floor Landing

Window to side aspect, loft access, telephone point, power point, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Bedroom 1 10'3" at max x 8'9" (3.14m at max x 2.68m)

Window to rear aspect, wall mounted electric heater, power points, television point, built-in wardrobe.

Bedroom 2 10'2" x 9'10" (3.11m x 3m)

Window to front aspect, wall mounted electric heater, power points, television point.



Bedroom 3 10'4" reducing to 7'2" x 7'1" at max (3.15m reducing to 2.2m x 2.17m at max)

Built-in wardrobe, front facing window, storage heater, power point.

Bathroom

Rear facing obscure glazed window, fully tiled walls, white suite comprising of tiled in bath with shower over and shower screen, fitted units housing a hand wash basin and low level w.c., wall mounted electric heater, heated towel rail.

Outside

The property offers a brick weave front garden area, providing parking space and driveway to side leading to garage.

Tandem Double Garage 26'2" x 8'2" (8m x 2.5m)

With double front facing timber doors, door from kitchen, roof lights from side aspect, glazed French doors with glazed side panels leading to rear garden with up and over door leading to;

Rear Garage 17'3" x 8'2" (5.28m x 2.49m)

Side service door, power and lighting.

Garden

The property offers a nicely enclosed garden with a large patio area to the rear of the property, outside water supply, the rear garden is laid to lawn with raised beds, well stocked with shrubbery and planting to borders.

Agents Note

Our vendor advises that the solar panels are owned by them and it is a feed in tariff.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: B.

Location

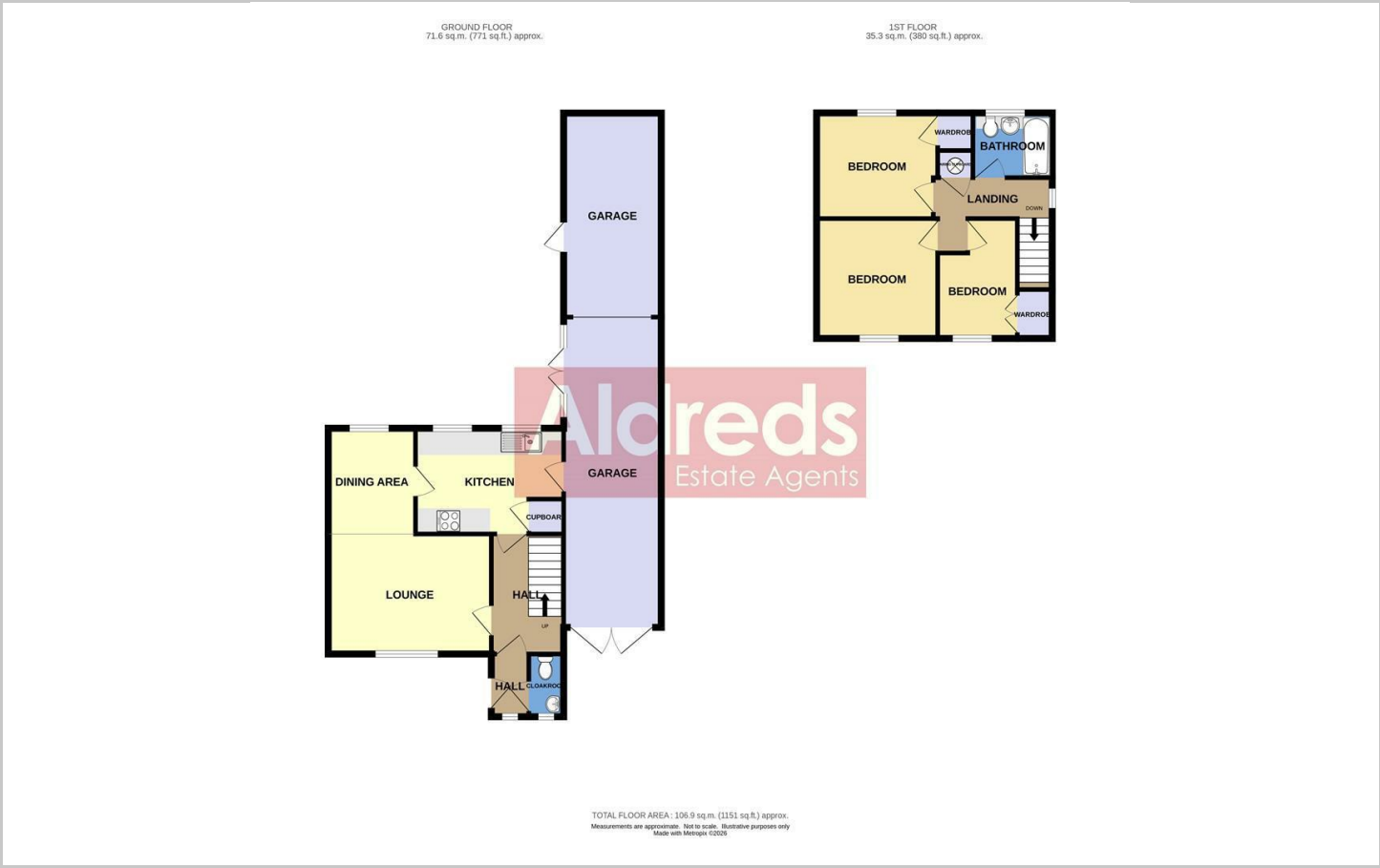
Stalham is a Broadland town with a full range of facilities which include a

variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular bus service to Great Yarmouth and the fine City of Norwich.

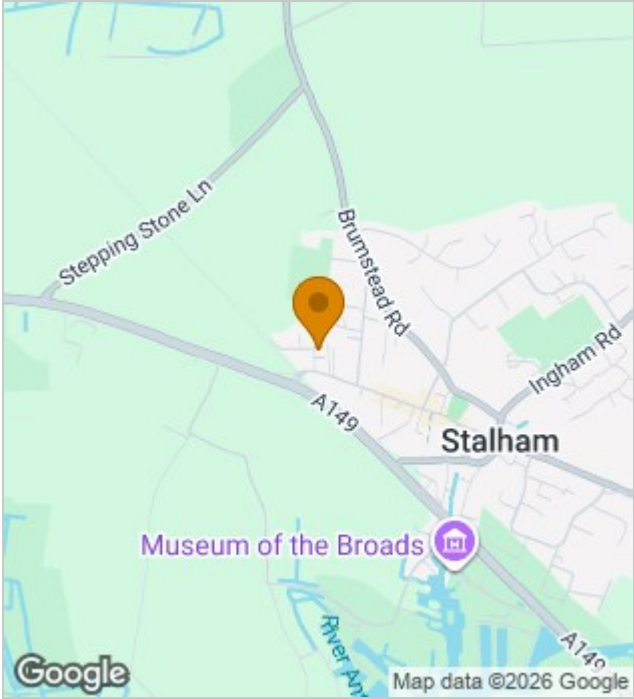
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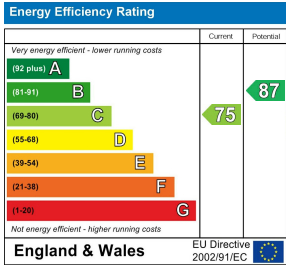
Floor Plans



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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