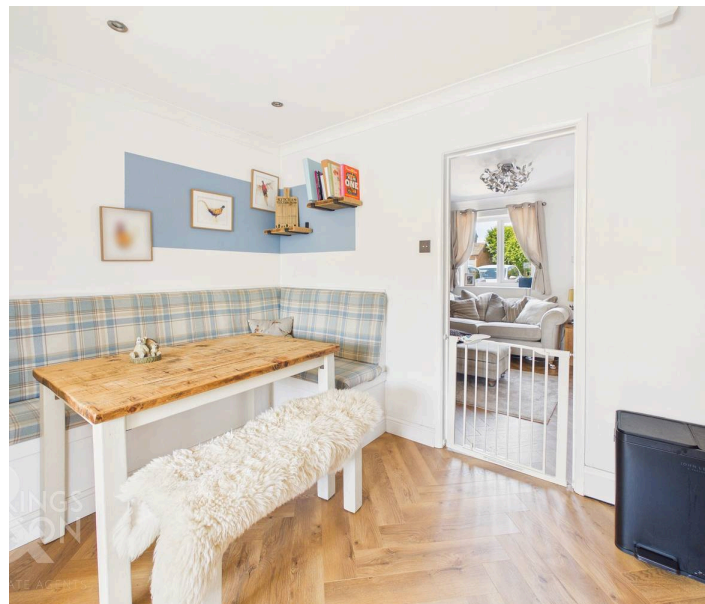




Strawberry Fields, Stalham - NR12 9NZ

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HYBRID ESTATE AGENTS



Strawberry Fields

Stalham, Norwich

Tucked away in a quiet CUL-DE-SAC, this IMMACULATELY PRESENTED SEMI-DETACHED HOME offers an inviting blend of comfort and convenience, well positioned within WALKING DISTANCE to local SCHOOLS, TRANSPORT LINKS, SHOPS and DOCTORS SURGERY. Step through the PORCH ENTRANCE into a welcoming SITTING ROOM, with stairs rising to the first floor and boasting HERRINGBONE FLOORING underfoot continuing throughout the ground floor. The heart of the home is the impressive 16' OPEN PLAN KITCHEN/ DINING ROOM, thoughtfully designed for modern living and perfect for those who love to entertain. Upstairs, TWO DOUBLE BEDROOMS open from the landing, enjoying plenty of natural light, while the three piece FAMILY BATHROOM includes a shower over the bath for busy mornings. Heading outside, DRIVEWAY PARKING for multiple vehicles can be found to the front of the home. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN has been thoughtfully LANDSCAPED to offer a LOW MAINTENANCE.

- Immaculately Presented Semi-Detached Home
- Quiet End Of Cul-De-Sac Setting
- Porch Entrance Opening To The Sitting Room
- 16' Open Plan Kitchen/ Dining Room
- Two Double Bedrooms Opening From The Landing
- Three Piece Family Bathroom Including A Shower Over The Bath
- Landscaped Low Maintenance Private Garden
- Driveway Parking For Multiple Vehicles

Stalham is a well served Broadland town standing on the River Ant, with a good range of local shopping facilities, a Tesco store, public houses, A fifteenth century church, as well as a High School. The Museum of The Broads is situated on Stalham Staithe. The main High Street offers a wealth of local stores and amenities including various Banks.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



SETTING THE SCENE

Set back from the road and tucked away within a quiet cul-de-sac setting, the property boasts a, low maintenance frontage paved and laid to shingle, providing generous off road parking for multiple vehicles. A flagstone pathway leads to the main entrance, which is neatly positioned to the side of the home, alongside a ledged and braced gate that offers convenient access into the garden.

THE GRAND TOUR

Stepping inside, the bright and welcoming entrance porch provides an ideal space to greet guests, offering ample room for storing coats and shoes, with stylish herringbone flooring running underfoot for ease of maintenance. This flows seamlessly into the sitting room, which enjoys a front facing aspect, smooth skimmed ceilings and space for a variety of soft furnishing configurations. In the corner, stairs accented by elegant decorative panelling rise to the first floor, while the far end of the sitting room leads directly into the heart of the home. Here, the impressive 16' open plan kitchen and dining room unfolds. The kitchen is equipped with a comprehensive range of wall and base units, complemented by wrap around wood effect worktops and practical tiled splashbacks. There is space for a freestanding oven with a fitted extractor above, alongside under counter plumbing and space for a washing machine, tumble dryer and fridge, with an adjacent door opening directly out to the garden. Tucked into the corner of the room, a thoughtfully designated dining area features cosy bench seating and ample space for a formal table, with LED downlighting ensuring the space is well lit.

Ascending the stairs to the first floor landing, access to the fully boarded loft can be found above, whilst doors open to two bedrooms and family bathroom. The main bedroom overlooks the front aspect through uPVC double glazed windows, boasting a stylish feature wall with decorative panelling and a clever alcove perfectly utilised for freestanding wardrobes. The second bedroom enjoys views over the rear garden and is currently configured as a nursery with freestanding storage furniture, though it could easily accommodate a double bed. Centrally located off the landing, the modern three piece family bathroom completes the accommodation, featuring a P-shaped bath with a shower over, tiled surrounds and a wall mounted heated towel rail.

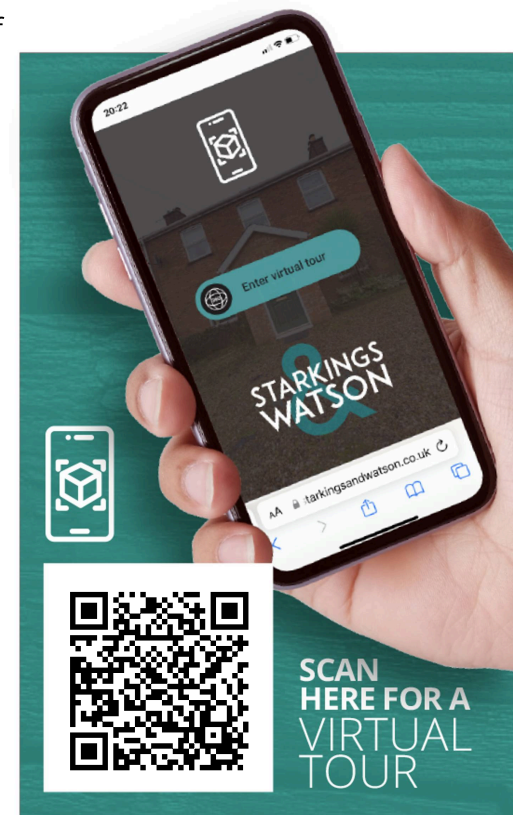
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



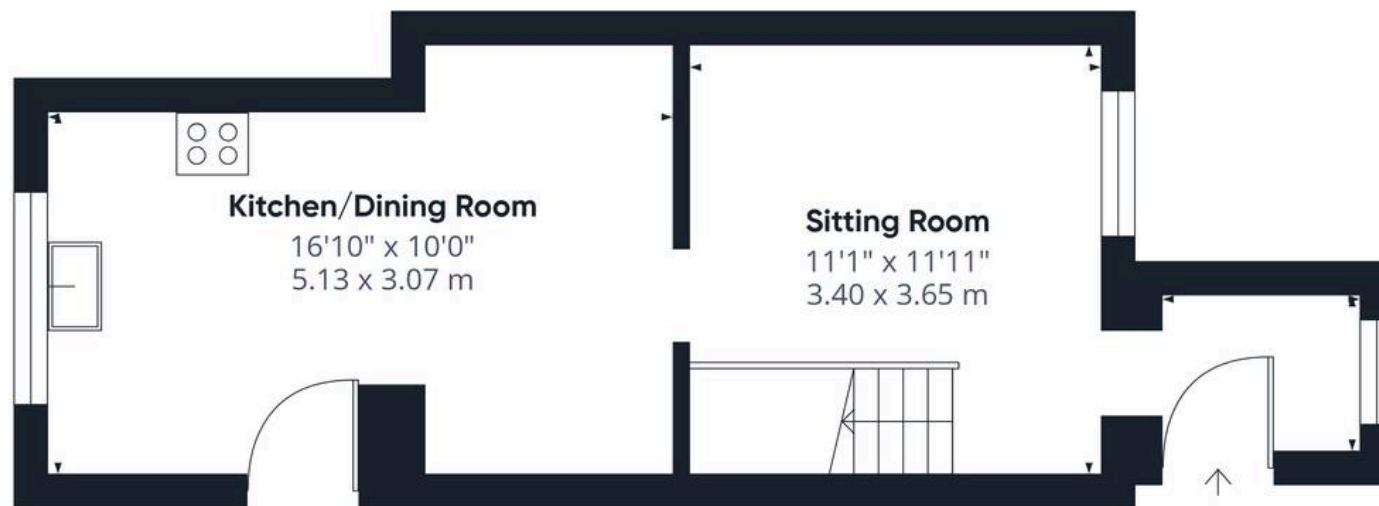




THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and has been thoughtfully designed for low maintenance, being laid to patio. This expansive outdoor area provides the perfect setting for garden furniture, alfresco dining and entertaining during the warmer months. At the foot of the garden sits a large, versatile timber structure, while convenient side access leads down the side of the home and directly back to the front driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

607 ft²

56.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.