



45 Rivermead Stalham Norwich Norfolk NR12 9PH

We are pleased to offer this extended three/four bedroom detached bungalow situated in a convenient position within the popular Broadland town of Stalham. This spacious bungalow is presented in excellent order and offers accommodation including entrance porch, lounge/diner, kitchen, inner hall, three bedrooms (a master ensuite) and additional sitting room/bedroom four. The property benefits from Upvc sealed unit double glazed windows, oil fired central heating, driveway parking, a garage, and an enclosed rear garden. Offered with no onward chain. Early internal viewing is highly recommended to appreciate this spacious property.

- **Detached Bungalow**
- **En suite Shower Room**
- **Oil Central Heating**
- **Enclosed Garden**
- **Convenient Location**
- **Three/Four Bedrooms**
- **Two Receptions**
- **uPVC SUDG Windows**
- **Garage & Driveway**
- **No Onward Chain**

Guide Price £240,000 Freehold

Viewings

Please call us on 01692 581089 to make an appointment

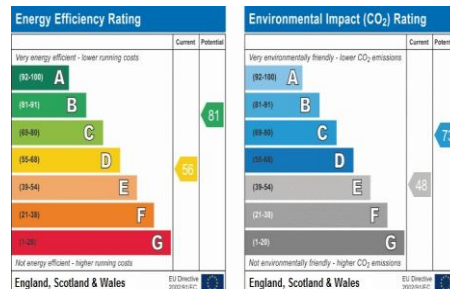
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Mortgage Advice Bureau

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Accommodation:

Entrance Porch 6' 11" x 3' 7" (2.1m x 1.08m)

Part glazed entrance door. Obscure glazed windows to front and side aspects. Oil fired boiler for hot water and central heating. Part glazed door giving access to:

Lounge/Diner

Lounge area: 21' 0" reducing to 18'10" x 11' 0" (6.41m reducing to 5.76m x 3.36m)

Window to front aspect, wooden flooring, radiator, fireplace surround with cast iron inset and tiled hearth, power points, telephone point, tv aerial, built-in cupboard with double doors, open plan access to:

Dining area 9' 4" x 7' 10" increasing to 10' 11" (2.84m x 2.4m increasing to 3.34m)

Window to side aspect, radiator, wood flooring, power points, telephone point, airing cupboard housing hot water cylinder with immersion heater. Door to inner hall and doorway giving access to:

Kitchen 9' 6" x 8' 3" (2.9m x 2.51m)

Window to side aspect. Obscure glazed door giving access to driveway. Tiled flooring, radiator, a range of fitted kitchen units, with rolled edged work surface and fully tiled walls, a sink drainer with mixer tap, integrated electric oven, hob and extractor, fridge, dishwasher, washing machine (requiring repair).

Inner Hall

Wood flooring, loft access, radiator, doors leading off

Wet Room 6' 6" x 5' 5" (1.99m x 1.66m)

Obscure glazed window to side aspect, ventilation, radiator, fully tiled walls with non-slip wet room floor with floor drain and electric shower over, pedestal hand wash basin, low level W.C.

Master Bedroom 13' 1" extending to 21' 9" x 10' 11" (3.98m ext to 6.63m into doorway area x 3.34m)

Window to rear aspect, radiator, power points, television point, loft access, inset ceiling lighting, built-in wardrobe with fitted shelving and rails. Door giving access to:

Ensuite Shower Room 7' 7" x 5' 9" (2.31m x 1.76m)

Fully tiled walls and floor, radiator, low level W.C. tiled shower cubicle with electric shower, hand wash basin within fitted storage unit, ventilation.

Bedroom 2 9' 8" x 9' 2" extending to 11' (2.94m x 2.79m extending to 3.35m)

Window to side aspect, radiator, power points, glazed french doors giving access to:

Sitting Room/Bedroom 4 9' 9" x 9' 8" (2.98m x 2.95m)

Window to side aspect, radiator, power points, telephone point, television point, glazed patio doors giving access to garden.

Bedroom 3 7' 10" x 6' 11" (2.4m x 2.12m)

Window to side aspect, radiator, power points.

Outside

The property is approached with vehicular access via a tarmac driveway extending to the front and side of the property and leading onto a brick built garage. The front garden offers a variety of well stocked shrubbery and planting with a slate chipped garden area. The rear garden is enclosed with close board panel fencing and mature hedgerow to boundaries, mainly paved and shingled for easy maintenance, with a pond with a filter and fountain. Upvc oil storage tank. Wrought iron gate giving access to driveway.

Tenure

Freehold

Services

Mains water, electric and drainage. Council Tax - North Norfolk District Council. Tax Band 'C'

Directions

From Aldreds Stalham office proceed along St. John's Road turning right into Brumstead Road. At the 'T' junction turn right, at the mini roundabout turn left onto Yarmouth Road, take the second right hand turning into Rivermead then take the second left and proceed a short way along and the property can be found on the right hand side, located by our 'For Sale' board.

Location

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

Reference

PJL/S9200

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