



31 Whiley Lane Stalham Norwich Norfolk NR12 9FJ

We are delighted to offer this beautifully presented three bedroom property built by Hopkins Homes. This nicely located house offers modern stylish accommodation including entrance hall, cloakroom, spacious kitchen/diner, lounge, three double bedrooms (master en suite), and family bathroom. The property offers oil fired central heating, sealed unit double glazed windows, parking and integral garage, with a delightful enclosed rear garden. Early internal viewing is highly recommended to appreciate this beautifully finished property, located in this sought after Broadland development.

- Attached House
- Built by Hopkins Homes Ltd
- Spacious kitchen / Diner
- Driveway and Garage
- Great Broadland Location
- Three Bedrooms (Master En Suite)
- Beautifully Presented
- Oil Central Heating
- Lovely Garden with Summerhouse
- Must View to Appreciate!

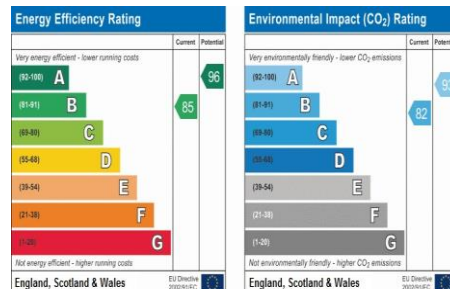
£249,950 Freehold

Viewings

Please call us on 01692 581089 to make an appointment

Aldreds Estate Agents

55 High Street Stalham Norfolk NR12 9AH
Tel: 01692 581089
Email: stalham@aldreds.co.uk
Web: www.aldreds.co.uk



Address:
31 Whiley Lane, Stalham



globrix.



Mortgage Advice Bureau

31 Whiley Lane Stalham Norwich Norfolk NR12 9FJ

Accommodation:

Entrance Hall

Part glazed entrance door, tiled flooring, power points, telephone point, radiator, mains smoke detector, stairs to first floor landing, under stair cupboard and doors leading off:

Cloakroom

Obscure glazed window to side aspect, tiled flooring, tiled feature wall, low level wc, pedestal hand wash basin with tiled splash back, ventilation, radiator.

Kitchen/Diner 17' 7" x 8' 11" (5.36m x 2.71m)

Window to rear aspect, glazed french doors giving access to garden, tiled flooring, radiator, power points, a range of fitted kitchen units with rolled edge work surface and tiled splash back, integrated electric double oven, ceramic hob, stainless steel chimney extractor, dishwasher, fridge freezer and washing machine, stainless sink with mixer tap, double doors giving access to:



Lounge 15' 7" x 10' 11" (4.75m x 3.33m)

Window to front aspect, two radiators, power points, television point, telephone point, feature fireplace surround with electric coal effect fire, door from hallway.



Stairs to First Floor Landing

Radiator, loft access, mains smoke detector, power points, airing cupboard housing pressurised hot water cylinder and doors leading off:

Bedroom One 13' 0" x 10' 11" (3.96m x 3.33m)

Window to front aspect, radiator, power points, television point, built in double wardrobe and door giving access to:



En Suite Shower Room 6' 6" x 6' 0" (1.97m x 1.82m)

Window to front aspect, tiled flooring, fully tiled shower cubicle, low level wc, pedestal hand wash basin with tiled splash back, radiator, shavers point and ventilation.



31 Whiley Lane Stalham Norwich Norfolk NR12 9FJ

Bedroom Two 18' 2" x 9' 7" (5.54m x 2.92m)

Spacious double aspect room with a window to front and a velux window to rear, two radiators, power points, television point, telephone point, loft access.

Bedroom Three 9' 7" extending to 10'9" x 9' 3" (2.91m extending to 3.32m x 2.81m)

Window to rear aspect, radiator, power points, television point, built in wardrobe, telephone point.



Bathroom 7' 9" x 5' 7" (2.36m x 1.70m)

Obscure glazed window to rear aspect, tiled flooring, part tiled walls, pedestal hand wash basin, low level wc, panelled bath with shower attachment over, radiator, shavers point, ventilation.

Outside

The property is approached by a pea shingle driveway extending to the front and the side of the property, providing ample parking for two cars and leading onto a garage.

Garage 18' 4" x 9' 9" (5.58m x 2.98m)

With an electric remote roller door, rear service door, power and lighting.

Garden

The property offers a delightful enclosed rear garden with close board panel fencing to boundaries. The garden is mainly laid to lawn with paved pathways, a patio and a timber decked area, uPVC oil storage tank screened with wood trellising, timber bike store and summer house with power supply, pathway leading to the rear of the neighbouring property giving pedestrian access to the rear garden, external lighting, water supply.



Tenure

Freehold

Services

Mains water, electric and drainage

Council Tax

North Norfolk District Council: Band C

Directions

From our Stalham office, turn left into St Johns Road, proceed along the road taking the right hand turning onto Brumstead Road, At the t junction take the left hand turning onto Ingham Road, turn right into the Hopkins development into Wilson Road, right again into Whiley Lane, the property can be located a short way along on the right hand side.

Location

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

Reference

S9230/PJL

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.