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Calthorpe Close, Stalham, Norfolk, NR12 9EE

A semi-detached three-bedroom house, ideal as a family home, located on the outskirts of the popular North Norfolk market town of Stalham, where there is easy access to nearby schooling and a bustling high street containing a variety of shops, post office, health centre, restaurants and public houses, plus a nearby superstore and petrol station.

Set back from the road, the property is approached over a paved pathway leading to an easy to maintain front garden. To the rear, a paved terrace extends away to a well-tended and enclosed south west facing lawn garden. The property also benefits from a garage and off-road parking.

Well-presented throughout, the property enters at the side into an entrance hallway where separate internal doors lead into a family lounge with an adjoining conservatory that opens out to the rear garden and a kitchen dining room. To the first floor, a family bathroom and three bedrooms complete the accommodation.

Situated atop the northern banks of the wending River Ant which flows downstream from the town and on through some of the most picturesque Norfolk Broads scenery Stalham is unsurprisingly renowned as a popular starting point for a boating adventure and an ideal opportunity to escape to the country. The coastal town of Sea Palling is a short four miles drive to the east and the capital city of Norwich approximately fifteen miles to the south west.



Semi-Detached



House



Modern



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band B

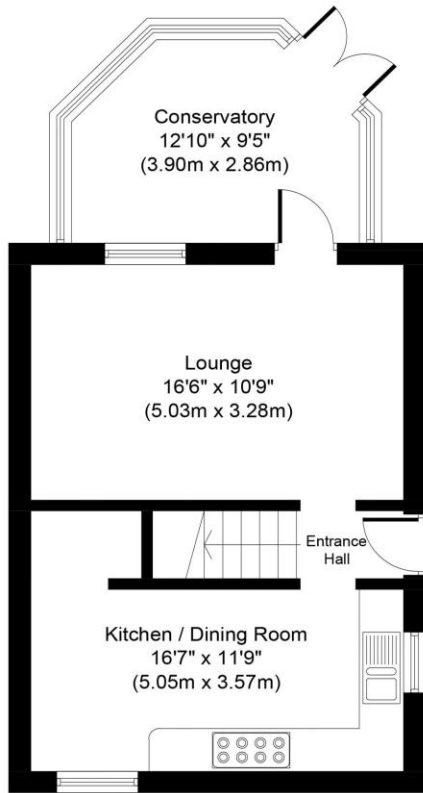


Off-Road
Parking

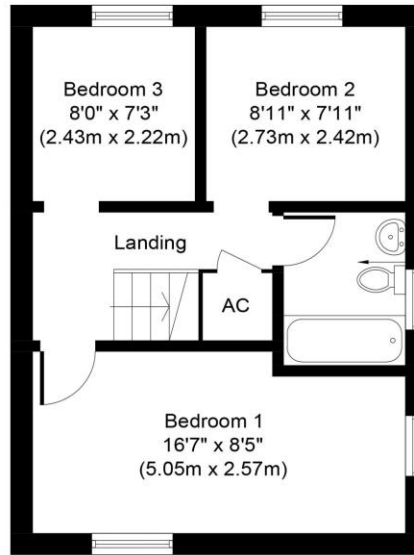


Garage



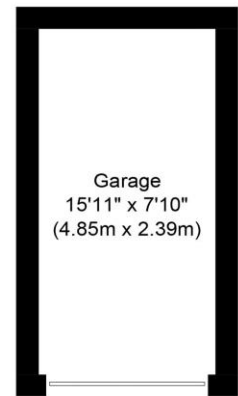


Ground Floor
Approximate Floor Area
504 Sq. ft.
(46.8 Sq. m.)



First Floor
Approximate Floor Area
386 Sq. ft.
(35.9 Sq. m.)

Bathroom
7'1" x 5'6"
(2.15m x 1.67m)



(Not Shown In Actual
Location / Orientation)

Approximate Floor Area
125 Sq. ft.
(11.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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