



Whiley Lane, Stalham, Norwich, Norfolk, NR12 9FJ

Guide Price £300,000

Viewing by appointment with our
Stalham Office: (01692) 531400 or sales@trettphillipsresidential.co.uk



STALHAM

Popular amongst many buyers with its wide range of facilities on offer such as the school, shopping facilities and links around town and to Norwich and Great Yarmouth. The Norfolk broads and the popular beaches of Sea Palling and Happisburgh are within easy reach, which offer a wide range of activities. Stalham is also a short drive to North Walsham and Wroxham where train links are available, and Norwich train station provides links to London Liverpool Street.

ENTRANCE HALL

10' 5" x 10' 1" (3.17m x 3.07m) Max Measurements

Timber framed entrance door located at the front of the property. Fitted carpet throughout, points for power and a radiator. There is also access to a cupboard under the stairs.

W.C

This suite comprises of a W.C and a wash hand basin. There is tiled flooring throughout, a radiator and a timber framed window.

LIVING ROOM

15' 6" x 12' 8" (4.72m x 3.86m) Max Measurements

Timber framed double glazed French doors leading out to the rear garden. Fitted carpet throughout, a radiator, points for power and points for both a telephone and TV.

DINING ROOM

10' 5" x 9' 8" (3.17m x 2.94m) Max Measurements

Timber framed double glazed window overlooking the front of the property. Fitted carpet throughout, a radiator, points for power and points for both a telephone and TV.



- GUIDE PRICE £300,000 - £325,000
- Generous rear garden
- Stunning presentation throughout
- Best of modern living
- Garage and driveway
- Easy access into the High Street
- Short drive to the beach and the Norfolk Broads
- Spacious accommodation



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KITCHEN/BREAKFAST ROOM

15' 6" x 12' 3" (4.72m x 3.73m) Max Measurements

This space is equipped with a fitted kitchen, range of units and an electric oven and hob. There is a stainless-steel sink and drainer, space for a fridge freezer and plumbing for a dishwasher. Tiled flooring throughout, several points for power and a timber framed double glazed window overlooking the rear garden.

UTILITY ROOM

7' 0" x 5' 2" (2.13m x 1.57m) Max Measurements

This space is equipped with a range of units, a stainless-steel sink and drainer and plumbing for a washing machine. There is a radiator, points for power and tiled flooring throughout. Timber framed door to side of property.

LANDING

Fitted carpet throughout, radiator and points for power. There is also access to an airing cupboard.

BEDROOM 1

13' 11" x 10' 5" (4.24m x 3.17m)

This double room has a timber framed double glazed window to front. Fitted carpet throughout, radiator, points for power and points for both a telephone and TV. There are also built in wardrobes.

ENSUITE 1

This suite comprises of a wash hand basin, W.C and a shower cubicle. Laminate flooring throughout and part tiling on walls. There is a shaving point, extractor fan and a radiator.



Council Tax: D - EPC Rating: B - Tenure: Freehold



BEDROOM 2

11' 0" x 10' 5" (3.35m x 3.17m) Max Measurements

This double room has a timber framed double glazed window to front. Fitted carpet throughout, radiator, points for power and points for both a telephone and TV. There are also built in wardrobes and access to the loft.

NURSERY/BEDROOM 3

10' 8" x 8' 4" (3.25m x 2.54m)

This versatile room has a timber framed double glazed window to rear. Laminate flooring throughout, radiator, points for power and points for both a telephone and TV. There are also built in wardrobes.

DRESSING ROOM/BEDROOM 4

10' 3" x 9' 6" (3.12m x 2.89m) Max Measurements

This versatile room has a timber framed double glazed window to rear. Fitted carpet throughout, radiator, points for power and points for both a telephone and TV. There are also built in wardrobes.

BATHROOM

This suite comprises of a wash hand basin, W.C and a bath with mixer taps. Laminate flooring throughout and part tiling on walls. There is a radiator, shaving point and an extractor fan.

OUTSIDE**DRIVEWAY**

Driveway offering ample parking for approximately 3 cars.

REAR GARDEN

Generous sized area laid to lawn and a patio seating area.

GARAGE

Offering off-road parking, lighting and power.



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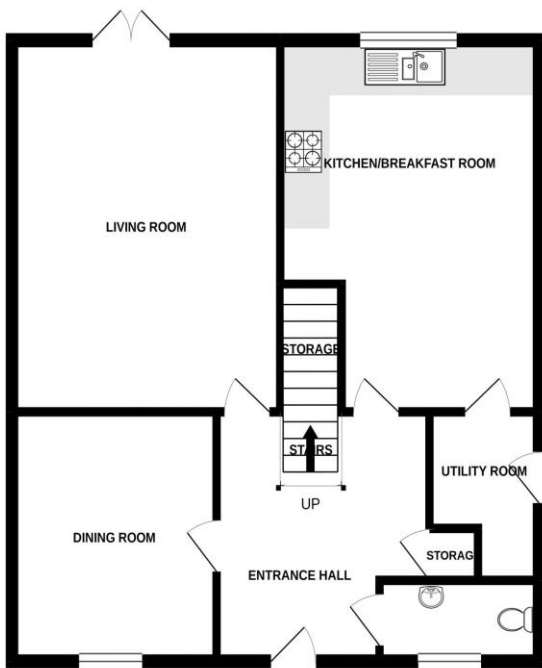
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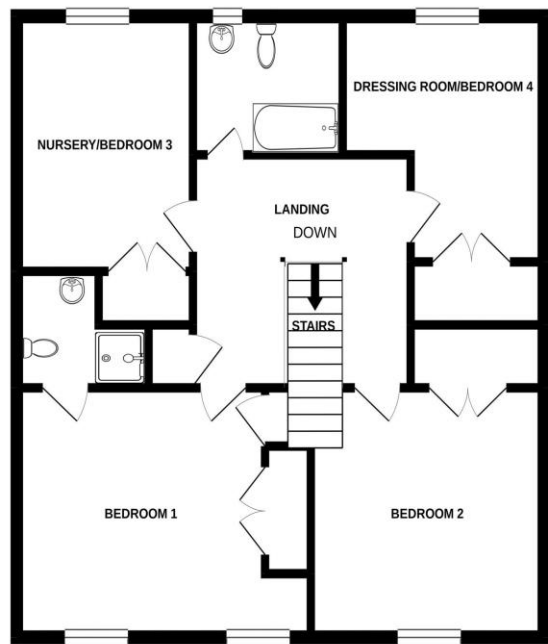
"The perfect family home" This home is HIGHLY PRESENTED and offers spacious accommodation for the BEST OF MODERN LIVING. It comes with a generous rear garden which is fully enclosed and allows you to ENTERTAIN AND DINE WITH FRIENDS AND FAMILY, and also comes with a driveway and a garage. This location allows you to walk easily into the centre of the town where you can reach a wide variety of market town shops and is just a short drive to the beach and the Norfolk Broads.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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