



Wayford Road, Stalham, Norwich, Norfolk, NR12 9LQ  
Guide Price £300,000

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

4' 6" x 4' 3" (1.37m x 1.29m)

Timber framed single glazed entrance door facing towards the side of the property. Tiled flooring throughout and a radiator.

### W.C

5' 7" x 4' 0" (1.70m x 1.22m)

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

### LIVING ROOM

15' 2" x 14' 3" (4.62m x 4.34m)

uPVC double glazed sliding doors leading out to the front of the property. Tiled flooring throughout, access to a storage cupboard under the stairs, and points for both power and a TV.

### KITCHEN/DINING ROOM

15' 1" x 9' 0" (4.59m x 2.74m) Max Measurements

This space is equipped with a fitted kitchen, range of units and an electric oven and hob with a fitted extractor fan. There is a stainless-steel sink and drainer, splash back and a radiator. Tiled flooring throughout and points for both power and a telephone. Space for a fridge freezer, an integrated washing machine and a timber framed door leading to the rear garden.



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- Available with no onward chain
- Popular development surrounded by the countryside
- Perfect holiday home close to the river and beach
- Highly presented throughout
- Garage, driveway and allocated parking
- Enclosed rear garden
- Three double bedrooms
- Easy access to shops and other amenities
- Guide Price £300,000 - £325,000



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## **FIRST FLOOR**

### **BEDROOM 2**

15' 1" x 9' 1" (4.59m x 2.77m)

This double room has original exposed wooden beams and two timber framed single glazed windows overlooking the rear garden. Fitted carpet throughout, a radiator and points for both power and a TV.

### **BEDROOM 3**

15' 2" x 7' 5" (4.62m x 2.26m)

This double room has a timber framed single glazed window overlooking the front of the property. Fitted carpet throughout, a radiator and points for power.

### **BATHROOM**

This suite comprises of a wash hand basin, W.C and a bath with a shower attachment overhead. There is tiled flooring throughout and full tiling on the walls. An extractor fan, shaving point and a heated towel rail.

## **SECOND FLOOR**

### **BEDROOM 1**

16' 9" x 12' 8" (5.10m x 3.86m)

This master room has original exposed wooden beams. Two Velux uPVC double glazed windows overlooking the rear garden. Fitted carpet throughout, a radiator and points for both power and a TV. There is also access to eaves storage, a built-in wardrobe and an airing cupboard with access to the immersion tank.

### **EN-SUITE 1**

This suite comprises of a wash hand basin, W.C and a shower cubicle. There is vinyl flooring throughout, an extractor fan and a heated towel rail. There are also original exposed wooden beams.





Council Tax: C - EPC Rating: - Tenure: Freehold





## OUTSIDE

### REAR GARDEN

Area laid to lawn with a range of mature planting and a patio seating area.

### FRONT GARDEN

Area laid to lawn with a shingled pathway leading to the door.

### DRIVEWAY

Shingle driveway with allocated parking.

### GARAGE

Offering off-road parking

### COMMUNAL AREA

Large area laid to lawn, established planting and hedging around the border. There is also a wildlife pond. Please note that there is a monthly fee of £20 for the upkeep.



  
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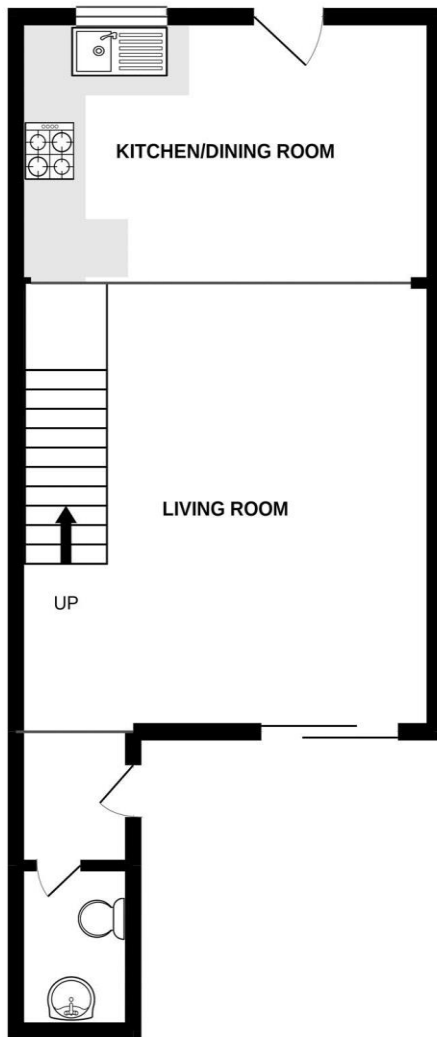
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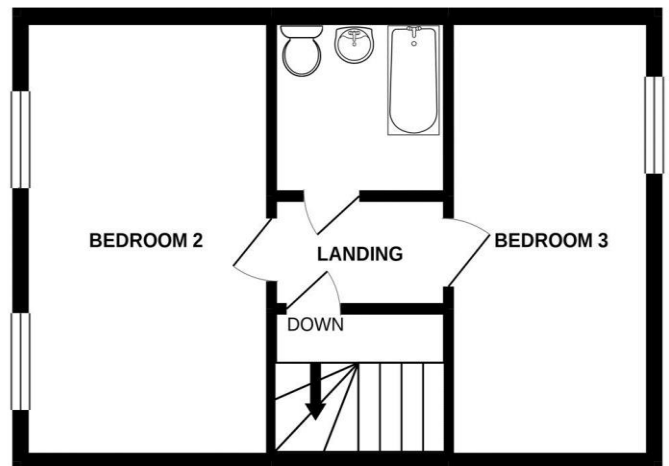
**"Step inside and see the space in front of you" A STUNNING AND WELL-DESIGNED home which maintains original features but offering modern open plan living. THREE DOUBLE BEDROOMS, an enclosed rear garden, a garage and parking for 3. A POPULAR AND QUIET development surrounded by the countryside, which is tucked away, but just within easy reach to facilities.**



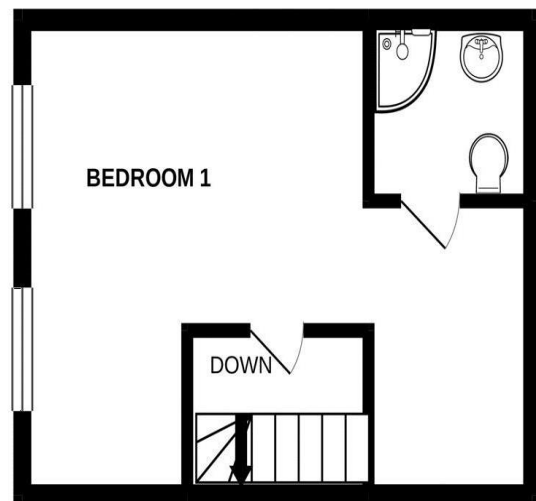
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## **Trett Phillips Residential LTD**

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