

**Aldreds**  
Estate Agents



6 Dunkerley Court, Stalham, NR12 9EW

£175,000



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£175,000

# 6 Dunkerley Court

Stalham, NR12 9EW

- Conveniently Situated in Town Centre
- Managed Communal Grounds
- uPVC Double glazed windows
- Private Rear Garden
- Offered with No Onward Chain
- 1 Bedroom Bungalow for the Over 55's
- 24hr Remote Assistance
- Remote Controllable Electric Heating
- Communal Parking
- Viewing Highly Recommended

We are pleased to offer this conveniently positioned one bedroom bungalow, situated within the sought after Dunkerley Court development for the over 55's at the heart of the Broadland Town of Stalham. The accommodation includes an entrance hall, lounge/dining room, Kitchen, Rear Porch, a double Bedroom and shower room

The property benefits from 24hr remote assistance and a site warden, remote controllable modern electric heating and storage heating, uPVC sealed unit double glazed windows, a private garden to rear, managed communal grounds and parking. Offered with no onward chain, early viewing is highly recommended as properties in this particular development usually prove to be very popular.



## Entrance Hall

Part obscure glazed UPVC entrance door, loft access, remote controlled thermostic electric heater, power point, cloaks cupboard, doors leading off.

## Lounge 14'11" x 10'11" (4.55m x 3.34m)

Front facing UPVC sealed unit double glazed window, storage heater, remote controlled thermostic electric heater, power points, television point, telephone point, warden assisted intercom with pull cord, opening to;

## Kitchen 8'7" x 7'11" (2.62m x 2.42m)

Rear facing uPVC sealed unit double glazed window, range of fitted kitchen units with rolled edge worksurfaces and tiled splashbacks, stainless steel sink drainer, power points, plumbing for washing machine, integrated electric oven, ceramic hob, extractor, space for fridge freezer, smoke detector, obscure glazed door giving access to;





### Rear Porch 7'6" x 3'11" (2.29m x 1.2m)

uPVC sealed unit double glazed construction with a pitched double glazed polycarbonate roof, door giving access to garden.

### Bedroom 11'10" x 10'0" (3.63m x 3.07m)

Rear facing uPVC sealed unit double glazed window, remote controlled thermostic electric heater, power points, assistance pull cord, airing cupboard housing hot water cylinder with immersion heater, two built in wardrobes.

### Shower Room

Side facing obscure glazed uPVC sealed unit double glazed window, part tiled walls, suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin with tiled splashback, Low level w.c, remote controlled thermostic electric heater.

### Directions

From our Stalham Office proceed along the High Street on foot where Dunkerley Court can be found a short way along on the left hand side and the property is identified by our 'For Sale' board, directly ahead as you turn into Dunkerley Court.



## Outside

The property benefits from parking in a communal parking area and managed communal grounds. There is a private rear garden which is enclosed by close board panel fencing to boundaries and gate to side. The garden is mainly paved and shingled for ease of maintenance with external lighting and timber garden shed.

## Tenure

Freehold. The property forms part of the Hanover operated Dunkerley Court scheme for the over 55's. A monthly service/maintenance charge of approximately £175 is payable. This includes buildings insurance, warden assistance services with 24hr intercom assistance, external window cleaning, some external and communal grounds maintenance

## Services

Mains Electricity, Water and Drainage.

## Location

Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular bus service to Great Yarmouth and the fine City of Norwich.

## Reference

S10063



## Floor Plans



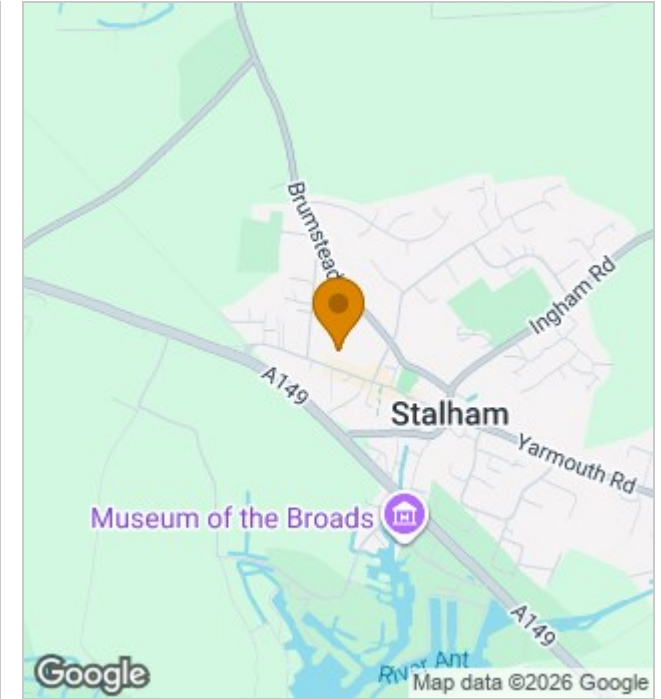
## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

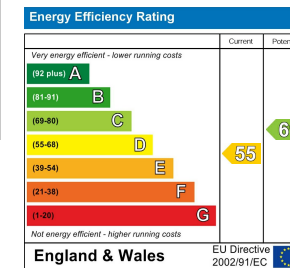
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## Location Map



## Energy Performance Graph



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