



## 12 Dunkerley Court

Stalham, NR12 9EW

£215,000



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Aldreds offer this two bedroom semi-detached house for the over 55's, located in the popular Hanover scheme of Dunkerley Court. The property is located in a convenient central position within the town, making it ideal for easy access to all the local amenities. The accommodation offered includes an entrance hall, ground floor cloakroom, lounge/diner, kitchen, two bedrooms and a first floor wet room style shower room. The property also offers a private, low maintenance enclosed rear garden. The Dunkerley Court scheme benefits from 24hr warden call assistance, communal lawned grounds and parking. Early internal viewing is highly recommended to appreciate this nicely positioned property which is offered with no onward chain.

## Entrance Hall

Part obscure glazed uPVC entrance door, stairs to first floor landing, assistance intercom system with pull cord, storage heater, cloaks cupboard, doors leading off;

## Cloakroom

Obscure glazed window to side aspect, low level WC, pedestal hand wash basin with tiled splash back, shavers point and light.

## Lounge/Diner

21'11" x 11'4" reducing to 8'11" (6.69m x 3.47m reducing to 2.72m)

A spacious double aspect room with window to front and part-glazed French doors leading to rear garden, storage heater, power points, phone

point, television points, electric log effect fireplace, emergency assistance pull cord, door giving access to;

## Kitchen

8'3" x 8'5" (2.54m x 2.59m)

Windows to side and rear aspects, a range of fitted kitchen units with rolled edge work surface and tiled splash backs and a stainless steel sink with mixer tap, integrated electric oven, ceramic hob, extractor, wall mounted electric heater.

## First Floor Landing

Window to side aspect, loft access, smoke detector, storage heater, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

## Bedroom 1

14'5" extending 17'8" into alcove x 10'7" (4.4m extending 5.4m into alcove x 3.24m)

Window to front aspect, wall mounted electric panel heater, power points, telephone point, emergency assistance pull cord.

## Bedroom 2

10'11" x 8'4" (3.35m x 2.56m)

Window to rear aspect, wall mounted electric heater, power points, built-in wardrobe.

## Shower Room

A wet room style shower room with non-slip flooring, floor drain and electric shower over, pedestal hand wash basin, low level WC, heated

towel rail, ventilation, wall mounted electric heater, glazed window to side aspect.

### Outside

The property sits nicely in well-maintained communal grounds with permitted parking space. The property offers a nicely enclosed paved rear garden with timber garden shed and close board panel fencing to boundaries with gate giving access to rear.

### Tenure

Freehold

### Agents Note

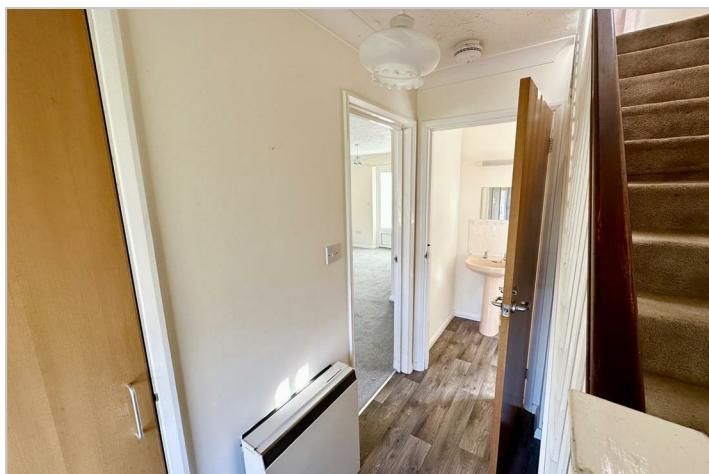
The property forms part of the Hanover operated Dunkerley Court scheme for the over 55's. A monthly service/maintenance charge of approximately £175.00 is currently payable as of 2024. This includes buildings insurance, warden assistance services, some external and grounds maintenance.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: C



**Energy Performance Certificate (EPC)**  
EPC Rating: to be confirmed.

### Location

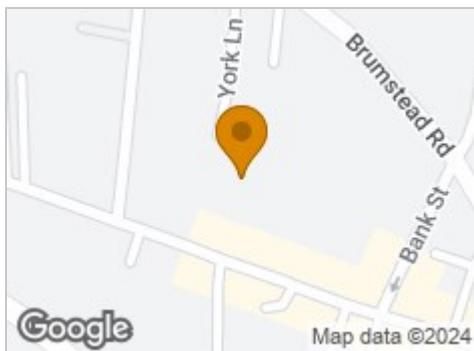
Stalham is a popular Broadland Town on the upper reaches of the River Ant with its own range of facilities, which include a public staith, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

### Reference

PJL/S9756



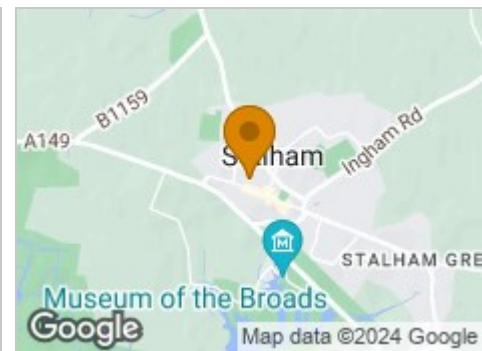
## Road Map



## Hybrid Map



## Terrain Map



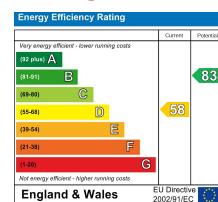
## Floor Plan



## 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.

## Energy Efficiency Graph



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