

**Aldreds**  
Estate Agents



35 Rivermead, Stalham, NR12 9PH

£240,000









# 35 Rivermead

Stalham, Norfolk, NR12 9PH

- Detached Bungalow
- Convenient Location
- Well Presented Throughout
- Low Maintenance Garden
- Offered With No Onward Chain
- Two Bedrooms
- Close To Town Centre
- Oil Fired Central Heating
- Driveway Parking
- Early Internal Viewing Is Highly Recommended

A nicely located two bedroom detached bungalow within the popular Broadland town of Stalham. This well presented bungalow offers modern fixtures and fittings having been upgraded in modern times with accommodation including an entrance hall, spacious lounge/diner, inner hallway, kitchen, two bedrooms, bathroom and garden room. The property benefits from uPVC sealed unit double glazed windows, oil fired central heating, driveway parking and a low maintenance rear garden. Offered with no onward chain, early internal viewing is highly recommended.

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## Entrance Hall 8'9" x 6'3" at max (2.68m x 1.91m at max)

Part glazed entrance door with glazed side panel, side facing window, built-in cupboard, power points, door giving access to;

## Lounge/Diner 20'11" x 12'2" red to 7'2" (6.39m x 3.72m red to 2.2m)

A spacious double aspect room with windows to front and side, two radiators, power points, television point, thermostat, door giving access to;

## Inner Hall

Loft access, airing cupboard housing hot water cylinder with immersion heater, telephone point, power points, doors leading off;







### Kitchen 8'0" x 8'0" (2.44m x 2.44m)

Side facing window, obscure glazed door giving access to garden, wall mounted oil fired boiler for hot water and central heating, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splashback, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for fridge-freezer, space for cooker.

### Bedroom 1 11'5" x 9'7" (3.5m x 2.93m)

Radiator, power points, television point, glazed sliding doors to;

### Garden Room 9'4" x 8'9" (2.86m x 2.69m)

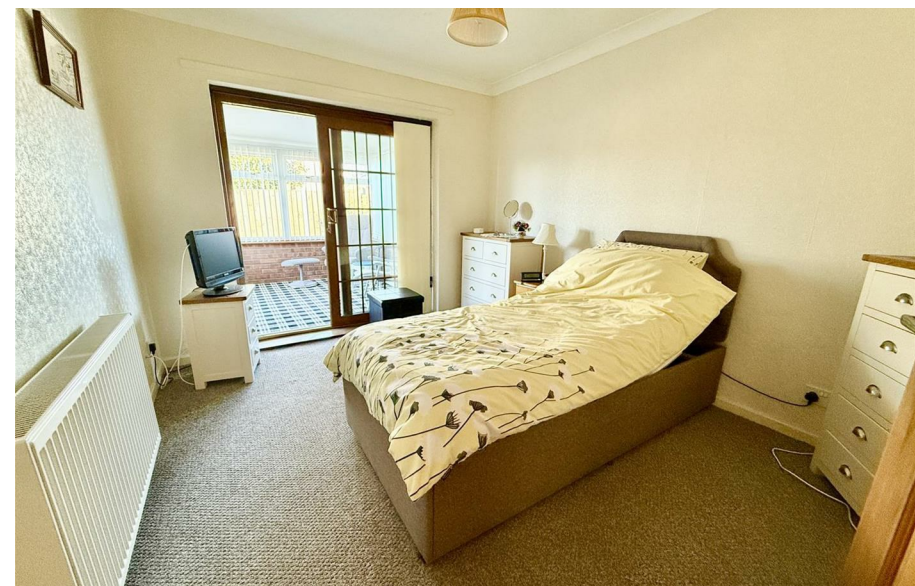
Conservatory polycarbonate pitched roof solid internal conversion, windows to side and rear aspects with glazed French doors leading to rear decked area, power points.

### Bedroom 2 11'0" x 8'11" inc to 11'5" (3.36m x 2.73m inc to 3.5m)

Rear facing window, power points, television point.

### Directions

From Aldreds Stalham office proceed along St. John's Road turning right into Brumstead Road. At the 'T' junction turn right, at the mini roundabout turn left onto Yarmouth Road, take the second right hand turn into Rivermead. Take the second left, follow the road along where it bears round to the right where the property can be found towards the end of the cul-de-sac on the right hand side.





### Bathroom

A modern fitted bathroom with obscure glazed window to side aspect, fully tiled walls, white suite comprising of panelled bath with shower over, hand wash basin within a fitted storage unit, low level w.c., towel rail, ventilation.

### Outside

The property occupies a pleasant position towards the end of this quiet cul-de-sac with vehicular access via a shingled driveway extending to the side through double wrought iron gates to an additional paved driveway area, sub-divided from the rear garden with close board panel fencing. The rear garden is nicely enclosed and mainly shingled and paved for low maintenance with a timber garden shed (2.95m x 2.95m) with power, uPVC oil storage tank, external light and cold water supply.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: 'B'

### Location

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

### Reference

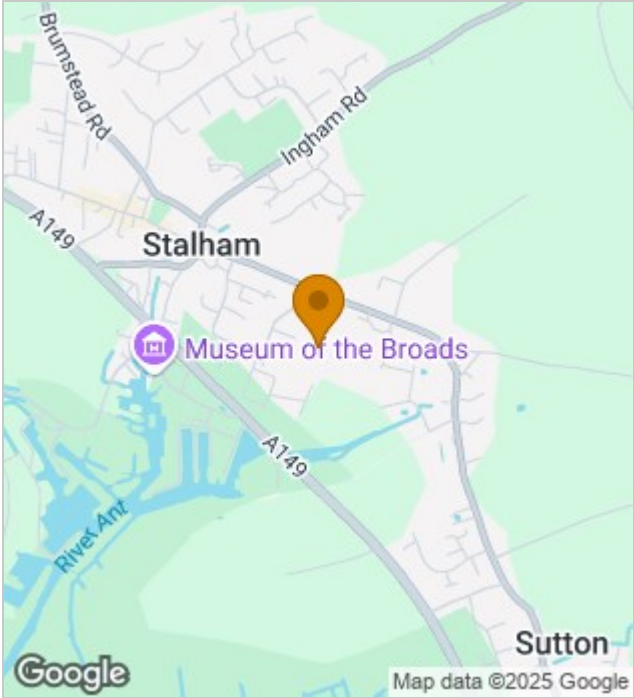
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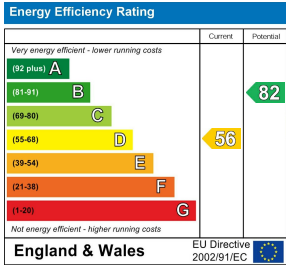
Floor Plans



Location Map



Energy Performance Graph



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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