

Aldreds
Estate Agents



13 Granville Close, Stalham, NR12 9DP

£225,000





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13 Granville Close

Stalham, Norwich, NR12 9DP

- Spacious Ex-Local Authority House
- Lots of Driveway Parking To Front & Rear
- Garden Lodge & Workshop
- Lounge with Woodburning Stove
- Offered with no Onward Chain
- Three Bedrooms
- Generous Garden
- Modern Fixtures & Fittings Throughout
- Ground Floor WC & First Floor Bathroom
- Early Internal Viewing Highly Recommended

Aldreds are delighted to offer this spacious three bedroom terrace house, situated in the popular Broadland town of Stalham. This spacious ex-local authority home offers accommodation including a spacious kitchen/diner, lounge with woodburning stove, ground floor cloakroom, conservatory/store, three bedrooms and a first floor bathroom.

A particular feature of the property is the two driveways, accessing to the front and rear, along with a generous garden incorporating a workshop and a large garden lodge. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Conservatory 10'2" x 6'0" (3.12m x 1.84m)

Sliding glazed entrance doors, window to rear, pitched Polycarbonate roof, tiled flooring, doors leading off;

Store 10'2" x 5'6" (3.12m x 1.68m)

A spacious storage space with window to rear aspect, tiled flooring.

Kitchen/Diner 21'10" x 10'8" reducing to 8'7" (6.68m x 3.27m reducing to 2.64m)

A spacious room with two windows to rear aspect, tiled flooring, a range of Shaker style kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, under stairs pantry cupboard with electric fuse board, integrated electric double oven with electric hob and extractor, plumbing for washing machine, door giving access to hallway.

Hallway

stairs to first floor landing, doors leading off;





Cloakroom

Front facing window, high level .w.c, hand wash basin.

Lounge 15'10" x 11'2" (4.83m x 3.41m)

Full height glazing and glazed door to front aspect, brick built fireplace surround with a timber mantle and a tiled hearth with a wood burning stove, power points, television point.

First Floor Landing

Loft access, built-in cupboard, doors leading off;

Bedroom 1 13'8" reducing to 11'7" x 9'7" (4.19m reducing to 3.55m x 2.94m)

Two front facing windows, built-in wardrobe, power points.

Bedroom 2 15'2" x 8'8" reducing to 8'0" (4.63m x 2.66m reducing to 2.44m)

Window to rear aspect, power points, built-in wardrobe.

Bedroom 3 9'11" at max x 6'10" (3.03m at max x 2.1m)

Window to front aspect, fitted wardrobes and dressing table, power points.

Directions

The property can be accessed from Granville Close or Lancaster close. To arrive via Lancaster Close, from Aldreds Stalham office, proceed along St Johns Road at the junction, turn right onto Brumstead Road and proceed to the 'T' junction. Turn left onto Ingham Road and proceed for a short distance where Lancaster Close can be found on the left hand side. The property is located a short way along on the left hand side with our FOR SALE board displayed.



Bathroom

Rear facing obscure glazed window, tiled walls, white suite comprising of panelled P-shaped bath with shower over, low level w.c., hand wash basin within a fitted vanity unit, ventilation.

Outside

The property offers vehicular access from both Granville Road and Lancaster Close, with a shingled area to the front of the property facing Granville Close. To the rear is a large brick weave driveway with a garden extending to the side, laid to lawn with decked area and paved pathway. The rear garden features a timber built-in workshop and garden lodge.

Workshop 15'1" x 13'8" (4.6m x 4.19m)

With glazed double entrance doors, side facing window, power and light.

Timber Garden Lodge

A tremendous building, divided into two areas - Area 1: 4.72m x 3.9m at max and Area 2: 3.9m x 2.86m - With power, lighting and windows to front and side aspects, an ideal space with potential homeworking or leisure use.

Agents Note

A Section 157 covenant exists requiring prospective purchasers to have lived or worked in Norfolk for the proceeding 3 years prior to purchase.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: 'B'

Location

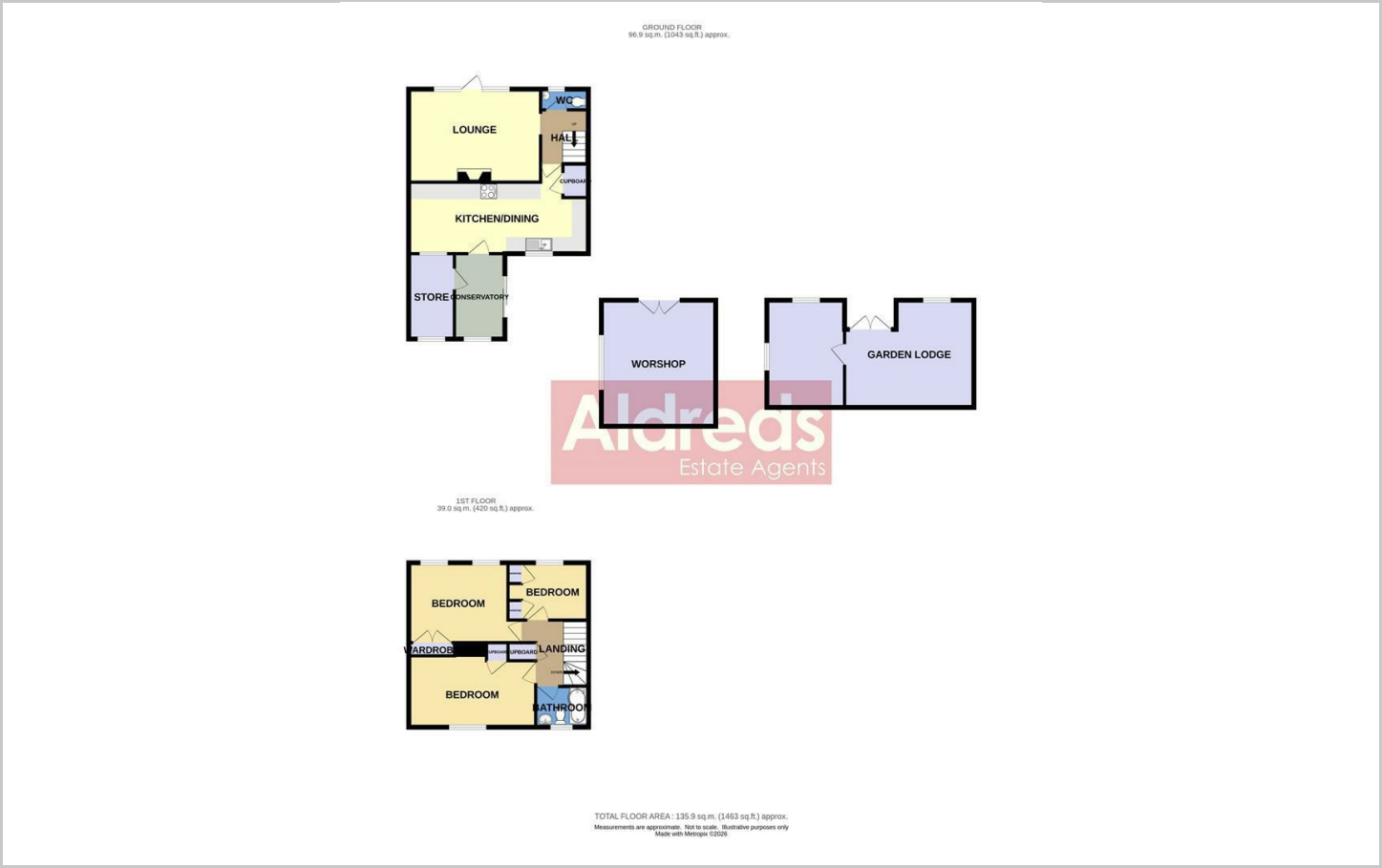
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular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

Reference

PJL/S10027



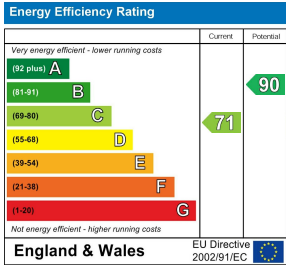
Floor Plans



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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