

Aldreds
Estate Agents



37 Wilson Road, Stalham, NR12 9FL

£255,000





£255,000

37 Wilson Road

Stalham, Norwich, NR12 9FL

- Spacious Semi Detached House
- Three Bedrooms (Master En Suite)
- Spacious Kitchen/Dining Room
- Driveway Parking & Garage
- Popular Modern Development
- Hopkins Homes Built In 2017
- Oil Fired Central Heating
- Ground Floor Cloakroom
- Nicely Enclosed Garden
- Sought After Broadland Location

Aldreds are delighted to offer this spacious three bedroom semi detached house, built by Hopkins Homes in 2017. This nicely designed property is located in pleasant position within this popular modern development and offers accommodation including an entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms, en-suite shower room and family bathroom.

The property offers oil fired central heating, sealed unit double glazed windows, a generous garden, driveway parking and a garage with direct access into the back garden. Early internal viewing is highly recommended to appreciate.



Entrance Hall

Part glazed entrance door, stairs to first floor landing with under stair cupboard, radiator, power points, telephone point, central heating control, smoke detector, doors leading off;

Cloakroom

Low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation.

Lounge 15'7" x 10'11" (4.77m x 3.34m)

Window to front aspect, two radiators, power points, television point, telephone point, French doors giving access to;

Kitchen/Diner 17'6" x 8'9" (5.35m x 2.67m)

Rear facing window, glazed French doors to rear garden, tiled flooring, door from hallway, radiator, a range of modern fitted kitchen units with rolled edge work-surface and splash backs, stainless steel sink drainer with mono bloc tap, plumbing for washing machine, integrated electric double oven, ceramic hob and stainless steel chimney extractor, space for fridge-freezer, oil fired boiler for hot water and central heating.





Stairs To First Floor Landing

Airing cupboard housing pressurised hot water cylinder, doors leading off;

Bedroom 1 12'4" reducing to 10'4" x 10'2" (3.77m reducing to 3.17m x 3.12m)

Window to rear aspect, radiator, power points, television point, built-in wardrobe, door giving access to;

En-Suite Shower Room

Low level w.c, pedestal hand basin, shower, ventilation.

Bedroom 2 10'2" x 9'5" (3.12m x 2.89m)

Window to front aspect, radiator, power points, loft access

Bedroom 3 8'10" x 7'1" (2.71m x 2.16m)

Window to rear aspect, radiator, power points, television point.

Bathroom

Front facing obscure glazed window, panelled bath, pedestal hand wash basin, low level w.c., radiator, ventilation.

Directions

Proceeding out of Stalham on the Ingham Road, passing the high school on your lefthand side, turn second right into Wilson Road and proceed straight ahead, passing the right turn into Whiley Lane. Continue as the road turns to the right, where the property can be located a short way along on the left hand side, located by our 'For Sale' board.



Outside

The property occupies a pleasant position within this modern development with vehicular access to the rear of the property, leading to a driveway.

Garage 20'9" x 10'2" (6.35m x 3.1m)

Front facing up and over door, side service door, power and lighting.

Gardens

The property offers a nicely enclosed lawned front garden with pathway to front entrance. To the rear of the property is a generous garden, nicely enclosed by close board panel fencing to boundaries, laid to lawn with pathway to patio, timber garden shed, uPVC oil storage tank.

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.

Agents Note

There is the remainder of the 10 NHBC build warranty on the property from build in 2017 (approx 2 years).

Our vendor informs us that ultrafast fibre broadband is installed in the property.

Reference

PJL/S9985



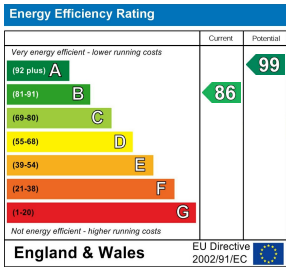
Floor Plans



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.