

**Aldreds**  
Estate Agents



Broads Haven St. Johns Road, Stalham, Norwich, NR12 9BE

£315,000





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# Broads Haven St. Johns Road

Stalham, Norwich, NR12 9BE

- Spacious Link-Detached Bungalow
- Two Receptions
- Air Source Heat Pump Heating & Solar Panels
- Spacious Driveway Parking & Garage
- Lots of Potential to Further Modernise
- Two Double Bedrooms
- Conservatory
- Central Town Location Close to Amenities
- Generous Enclosed Garden Siding Onto Open Farmland
- Offered With No Onward Chain

Aldreds are delighted to offer this established bungalow situated in a wonderful position, tucked well back from the road yet conveniently central to the local amenities of the town. Well presented throughout with scope for modernisation, this spacious home offers accommodation including an entrance porch, hallway, lounge, kitchen, dining/garden room, conservatory, two double bedrooms and bathroom.

The property offers air source heat pump central heating and solar panels installed in March 2024, with a generous enclosed garden, lots of driveway parking and an adjoining garage. Offered with no onward chain, early internal viewing is highly recommended to appreciate this well located home.



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## Entrance Porch 6'2" x 5'8" at max (1.9m x 1.75m at max)

Glazed entrance door, windows to front and side aspect, quarry tiled floor, door giving access to;

## Hallway

Radiator, power point, telephone point, airing cupboard housing pressurised hot water cylinder, loft access, doors leading off;

## Lounge 13'7" x 13'5" (4.16m x 4.11m)

A spacious double aspect room with windows to front and side, two radiators, wall lighting, power points, telephone point, tv point, timber fireplace surround with a coal effect electric fire, serving hatch from kitchen, central heating control.

## Kitchen 14'3" x 9'4" (4.35m x 2.85m)

Window to side aspect, radiator, power points, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, plumbing for washing machine, electric cooker, glazed door giving access to;

## Dining/Garden Room 12'0" x 9'10" (3.68m x 3.01m)

Windows to side and rear, two radiators, power points, television point, part glazed door giving access to;



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### Conservatory 7'10" x 7'1" (2.41m x 2.18m)

Of a uPVC sealed unit double glazed construction with a pitched Polycarbonate roof, power points, wall light.

### Bedroom 1 14'5" x 10'11" (4.4m x 3.34m)

Windows to front and side aspects, radiator, power points, bedside wall lighting, built-in cupboard, telephone point.

### Bedroom 2 12'4" extending to 13'3" x 10'11" (3.78m extending to 4.06m x 3.35m)

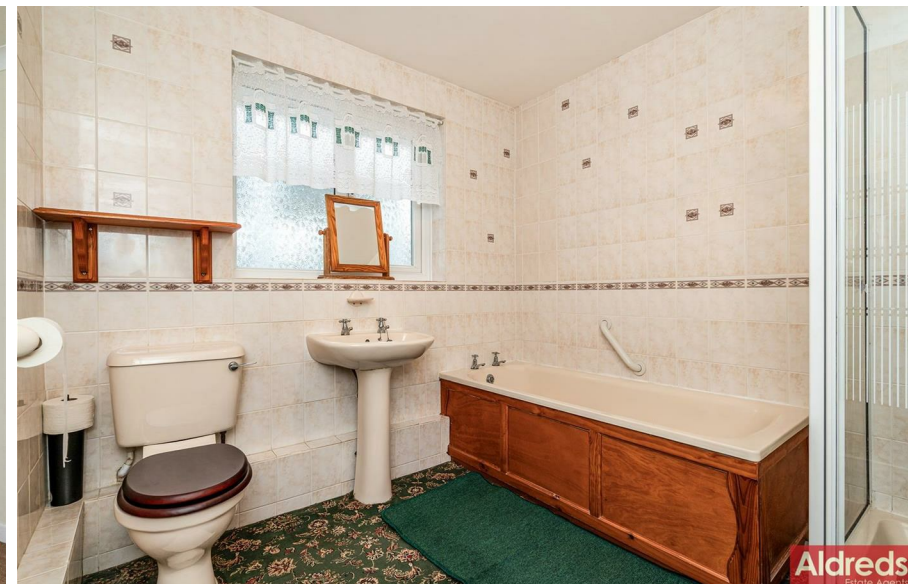
Window to rear aspect, radiator, power points, wall lighting, built-in wardrobe.

### Bathroom 8'2" at max x 8'3" (2.51m at max x 2.53m)

Obscure glazed rear facing window, fully tiled walls, radiator, low level w.c., pedestal hand wash basin, panelled bath, separate shower cubicle with electric shower.

### Directions

From our Stalham office, proceed along St Johns Road, where the property can be located at the end of a long driveway, as hort way along on the left hand side, located by our 'For Sale' board.



## Outside

The property sits in a delightful position, set well back from the road, via a long shingled driveway with curtilage to the left hand side belonging to the property, the driveway extends to the front and side of the bungalow, with a shingled parking area and a nicely enclosed front garden. To the rear of the property is a spacious garden with farm land beyond, laid to lawn with close board panel fencing to boundaries and shrubbery to borders, timber garden sheds, greenhouse, service access to the rear of the garage.

## Garage

Front facing double timber doors, power, lighted, rear service door and window.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

The air source heat pump and solar panels were installed in March 2024

## Council Tax

North Norfolk District Council - Band: C.

## Agents Note

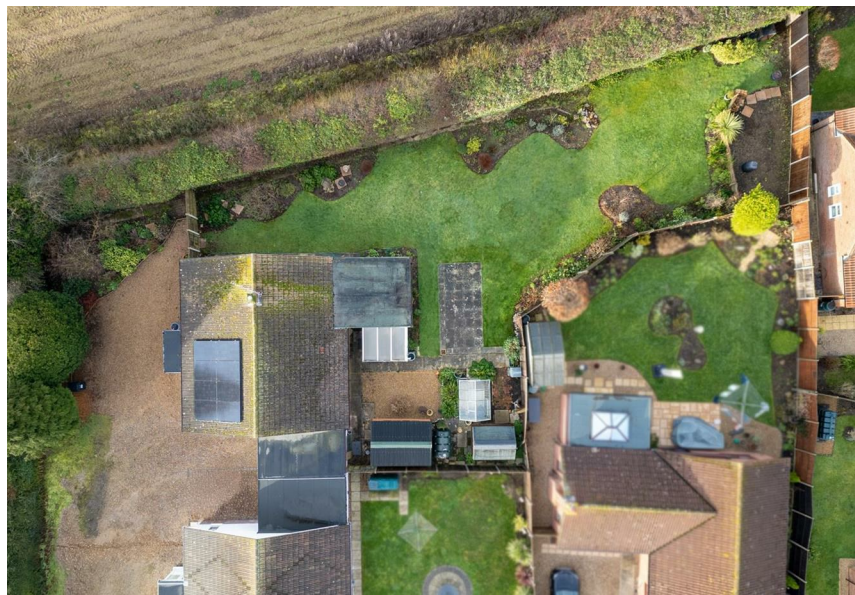
The long driveway from St Johns Road, owned by the property, serves three other properties.

## Location

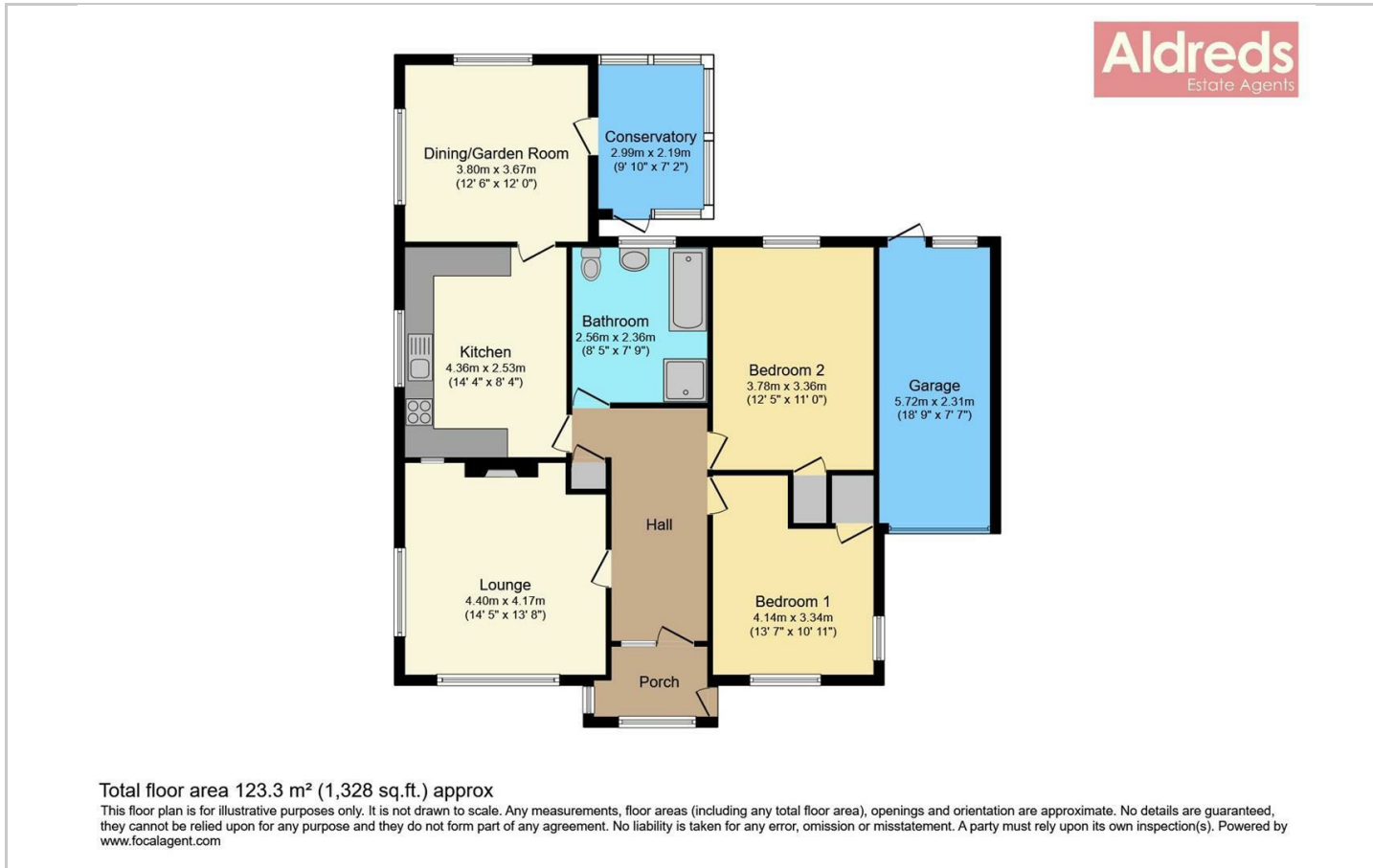
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network and also it also has a regular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

## Reference

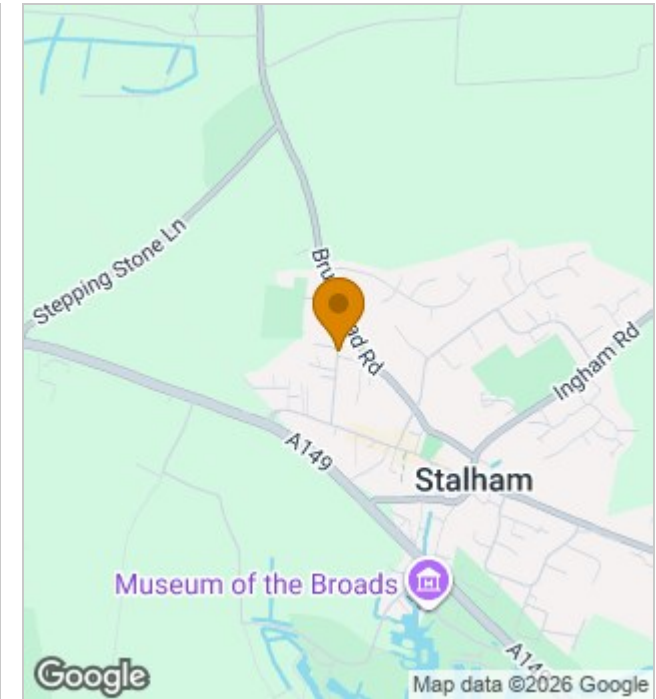
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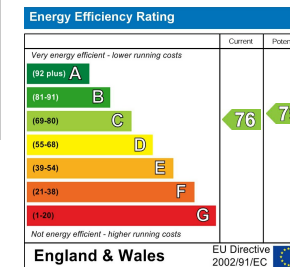
## Floor Plans



## 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.

### Disclaimer

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