

Aldreds
Estate Agents



9 Wilson Road, Stalham, NR12 9FL

£375,000



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9 Wilson Road

Stalham, Norwich, NR12 9FL

- Spacious Four Bedroom Detached House
- 7.2m Kitchen/Dining/Day Room
- Oil Fired Central Heating
- Nicely Enclosed Rear Garden
- Popular Broadland Town
- Hopkins Homes Built in 2017
- Impressive Conservatory
- Beautifully Presented Throughout
- Driveway Parking & Garage
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted offer this spacious four bedroom, Hopkins Homes built, detached house, situated in the popular Broadland town of Stalham. This well appointed property is presented in excellent order throughout with accommodation including an entrance hall, ground floor cloakroom, 7.2m long kitchen/dining/day room, lounge, conservatory, study, four first floor bedrooms, master en-suite and a family bathroom.

The property offers oil fired central heating, driveway parking, garage and a delightful enclosed rear garden. Early internal viewing is highly recommended to appreciate this beautifully presented home.

£375,000



Entrance Hall

Part glazed entrance door, stairs to first floor landing, under stair cupboard, radiator, smoke detector, doors leading off;

Cloakroom

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, radiator, ventilation.

Study 9'8" x 6'1" (2.95m x 1.86m)

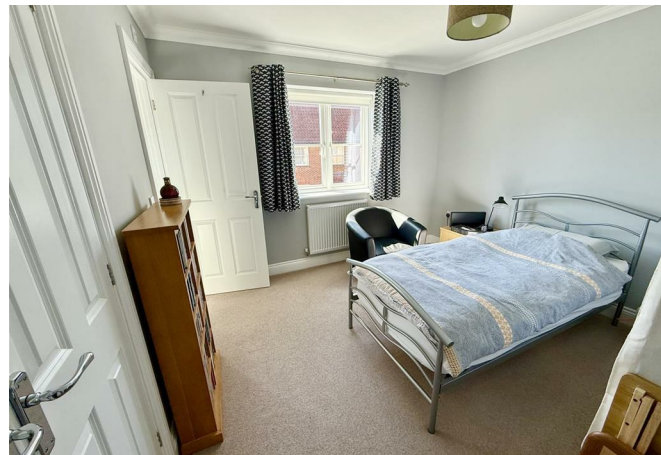
Window to front aspect, radiator, power points, telephone point.

Lounge 18'2" x 10'9" (5.56m x 3.3m)

A spacious double aspect room with window to front and glazed French doors leading to conservatory, two radiators, power points, television point, telephone point.

Conservatory 12'8" x 9'5" (3.87m x 2.89m)

A wonderful double aspect room with large roof lantern light and French doors leading to garden, tiles flooring, power points, wall mounted electric heater, French doors to Kitchen Diner.





Kitchen Diner 23'7" x 11'3" reducing to 9'7" (7.2m x 3.43m reducing to 2.93m)

A hugely spacious triple aspect room with windows to side and rear, tiled flooring, a range of fitted kitchen units with rolled edge work-surface and tiled splash back, stainless steel sink drainer with mono bloc tap, oil fired boiler for hot water and central heating, integrated electric double oven, ceramic hob and stainless steel chimney style extractor, plumbing for washing machine and dishwasher, ventilation, plinth heating grille, radiator, power points, television point.

Landing

Rear facing window, radiator, smoke detector, loft access, power points, airing cupboard housing pressurised hot water cylinder, doors leading off;

Bedroom One 10'11" x 10'10" extending to 12'5" (3.35m x 3.32m extending to 3.79m)

Window to front aspect, radiator, power points, television point, telephone point, built-in wardrobe, doors giving access to;

En Suite

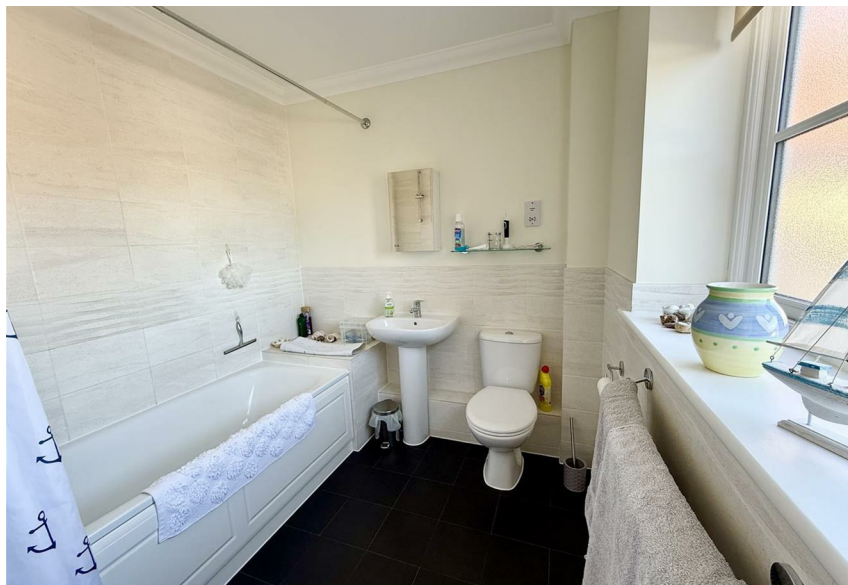
Window to front aspect, radiator, low level w.c., pedestal hand wash basin, tiled shower cubicle, ventilation, shavers point.

Bedroom Two 11'4" x 11'3" at max (3.46m x 3.44m at max)

Window to rear, radiator, power points, telephone point, television point, built-in wardrobe.

Directions

Proceeding out of Stalham on the Ingham Road, passing the high school on your left hand side, turn second right into Wilson Road and proceed straight ahead, where the property can be located a short way along on the left hand side.



Bedroom Three 11'2" at max x 9'8" (3.42m at max x 2.95m)

Window to front aspect, radiator, power points, television point, telephone point, built-in wardrobe.

Bedroom Four 8'8" x 6'8" (2.65m x 2.05m)

Window to side aspect, radiator, power points, telephone point.

Bathroom 7'0" x 7'0" (2.14m x 2.14m)

Rear facing obscure glazed window, part tiled walls, radiator, white suite comprising of low level w.c., pedestal hand wash basin, panelled bath with shower attachment over, ventilation, radiator, shavers point.

Outside

The property occupies a corner plot pleasant position within this modern development. A shingled driveway extends to the rear of the property, providing ample parking space for two cars and leading onto a garage with front facing up and over door, sider service door, power and lighting. The property offers a nicely enclosed rear garden with close board panel fencing to boundaries with paved pathways and patio. The rear garden is predominately laid to lawn with a well stocked variety of shrubbery and planting and a nicely screened uPVC oil storage tank.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band 'D'

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/S9999



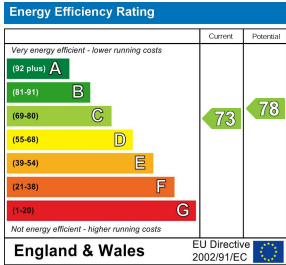
Floor Plans



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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