



26 Lyndford Road, Stalham, NR12 9BP

£230,000





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Stalham, NR12 9BP

- Spacious Extended Semi Detached House
- Bathroom and Ground Floor Shower Room
- Storage Heating
- Nicely Enclosed Rear Garden
- Popular Broadland Location
- Three/Four Bedrooms
- Kitchen Diner
- PV Solar Panels
- Garage & Parking
- Must View to Appreciate!

Aldreds are pleased to offer this nicely presented three/four bedroom semi detached house, situated in the sought after Broadland town of Stalham. This well appointed property offers accommodation including an entrance hall, ground floor shower room, bedroom/study, lounge, kitchen/diner, three first floor bedrooms and bathroom. The property offers storage heating, a well maintained nicely enclosed rear garden, garage en-bloc, off road parking and the recent installation of PV solar panels. Early internal viewing is highly recommended to appreciate this well presented home.



Entrance Hall

Part glazed entrance door, storage heater, cloaks cupboard, power points, stairs to first floor landing, doors leading off;

Ground Floor Shower Room

Windows to front and side aspects, low level w.c., panelled shower cubicle, storage heater.

Study/Ground Floor Bedroom 4 11'0" x 9'3" (3.37m x 2.84m)

Sliding patio doors leading to rear garden, storage heater, power points.

Lounge 16'6" x 10'11" (5.03m x 3.34m)

Window to rear aspect, storage heater, power points, television point, pebble effect wall mounted electric fire.



Directions

From Aldreds Stalham Office proceed along St Johns Road, turning left onto Brumstead Road and immediately right into Lyndford Road, where the property can be found a short way along on the right hand side, located by our FOR SALE board.



Kitchen/Diner 16'6" x 8'2" (5.03m x 2.49m)

Two front facing windows, tiled flooring, built-in cupboard, open fronted cupboard with space for tumble dryer, range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, space for cooker with extractor over, plumbing for washing machine and dishwasher, storage heater.

First Floor Landing

Loft access, airing cupboard housing hot water cylinder and immersion heater, doors leading off;

Bedroom 1 16'6" x 8'3" reducing to 7'1" (5.03m x 2.54m reducing to 2.17m)

Two front facing windows, storage heater, power points, fitted wardrobe with sliding doors, attractive views across the road to farmland beyond.

Bedroom 2 8'11" x 7'10" (2.73m x 2.41m)

Window to rear aspect, storage heater, power points.

Bedroom 3 7'11" x 7'3" (2.43m x 2.22m)

Window to rear aspect, storage heater, power points.



Bathroom

Obscure glazed window to side aspect, tiled walls, white suite comprising of pedestal hand wash basin, low level w.c., panelled corner bath with mixer tap and shower attachment.

Outside

The property occupies a pleasant corner plot position with a generous garden nicely enclosed with close board panel fencing to boundaries, laid to lawn with surrounding patio areas and timber garden shed. A pedestrian gate gives access to garage en-bloc area, where the property offers a garage with parking in front.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: B.

Energy Performance Certificate (EPC)

EPC Rating: D.

PV Solar Panels

PV solar panels were installed at the property in June 2024 as part of a North Norfolk District Council grant.

Location

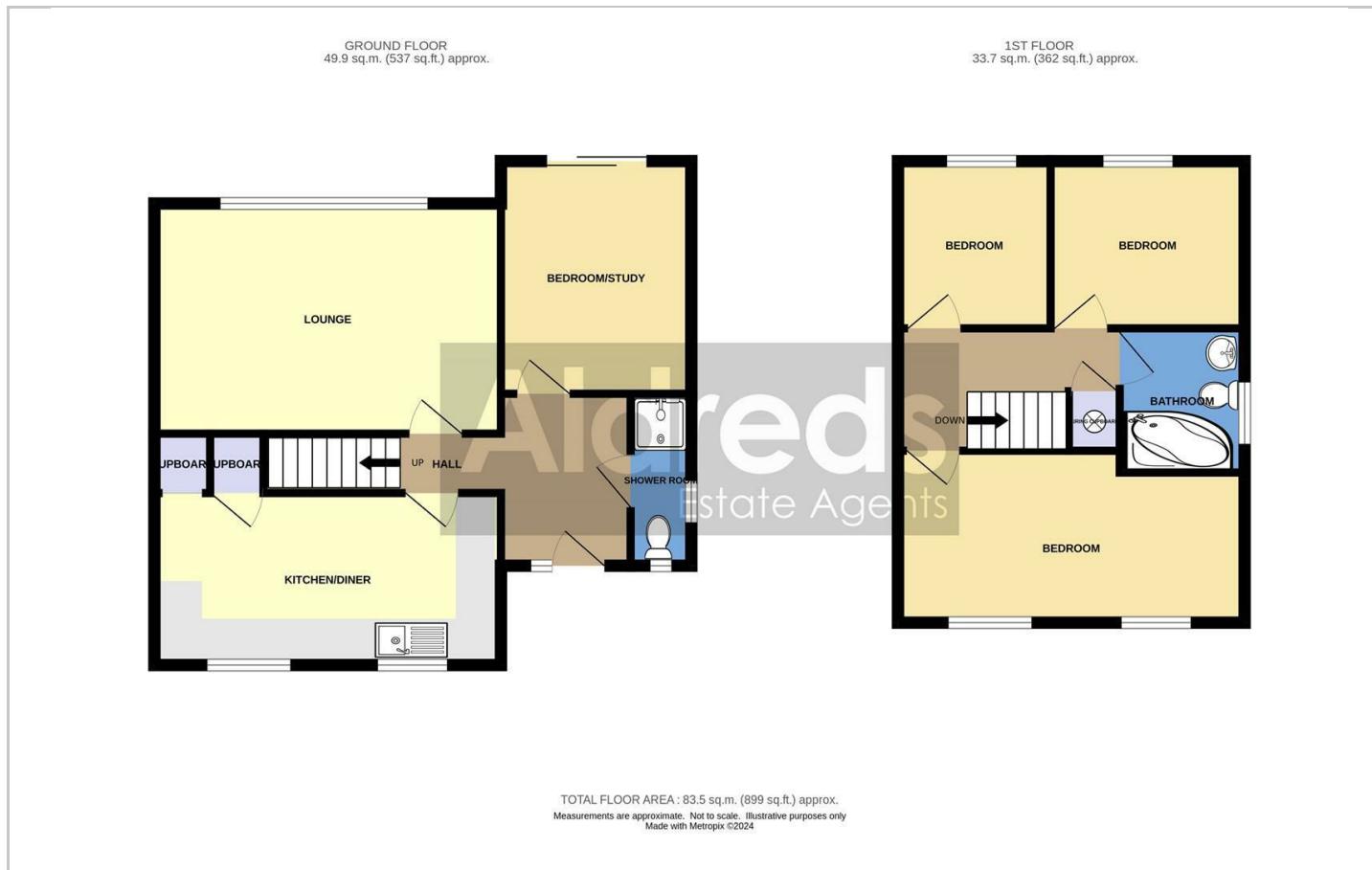
Stalham is a popular Broadland town with its own range of facilities, which include a public staith on the upper reaches of the River Ant, health centre, library, post office, infant, junior and high school, a variety of High Street shops and supermarket.

Reference

S9829/PJL



Floor Plans



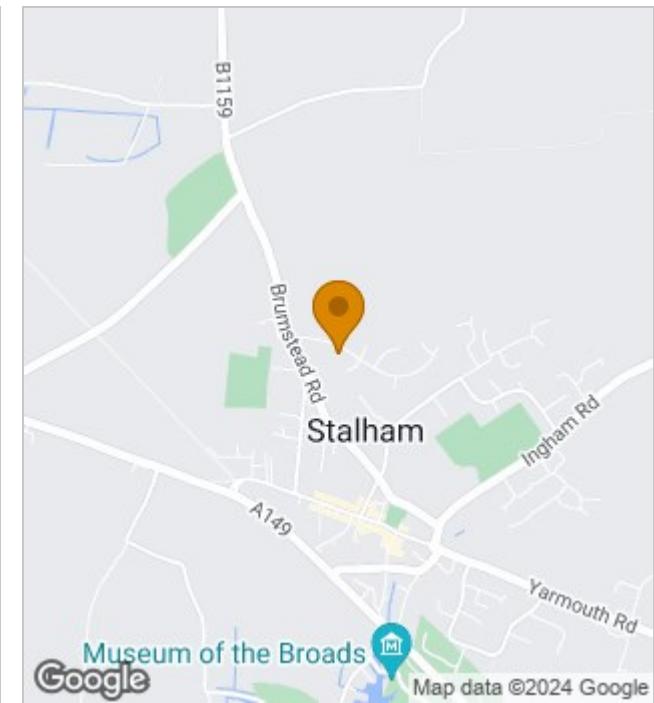
Viewing

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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Location Map



Energy Performance Graph

