





Rivermead,Stalham Norwich NR12 9PH

william h brown

welcome to

Rivermead, Stalham Norwich

Stalham is located in the heart of the Norfolk Broads with a supermarket, doctors surgeries and a dentist. There are also independent shops and cafes along the high street, which is walking distance from Rivermead. There are regular buses from Stalham to Norwich and Great Yarmouth.













Aml Fee
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Vinyl flooring. Double glazed window to front

Cloakroom
WC and wash basin

Study/ Bedroom 2
Radiator, Double Glazed stable door to rear garden. Cupboard with Air Source Pump.

Lounge
Large double glazed window looking out to the front of the property and side window. 6 Double sockets.

Dining Room/ Bedroom 1
Large double glazed PVC window looking out to the rear garden. Radiator. Carpet

Kitchen
White cupbopards with silver hardware, Modern vinyl flooring. Space for cooker and Washing machine. Pantry in cupboard understairs with electric meters

Upstairs Cloakroom
WC and basin, Extractor fan.

Bedroom 3
Double glazed window to side of property, built in wardrobes. Carpet. Radiator

Bedroom 4
Access to eaves storage, Double glazed window to side of property. Carpet. Radiator

Rear Garden
There is a lean-to conservatory ideal for eating out, whatever the weather. This has the foundations if you were looking to build an extension.
Garden is mainly lawn with flowerbeds. Air source heat pump is located by the back door. There are also several water butts. Greenhouse

Timber Outbuilding
14' x 8' (4.27m x 2.44m)
Currently set up as a home gym though ideal for a hobby room or an office for working from home.

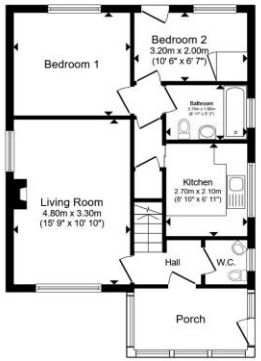
Front Garden
Front garden is mainly laid to lawn with a front flower bed and front/side wooden fence.

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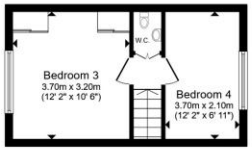
Rivermead, Stalham Norwich

- NEW Air Source Heat Pump and Solar Panels in 2024
- NEW Log Burner in 2022
- NEW Windows and Doors in 2023/2024 with Security Sensors
- NEW Kitchen in 2026
- NEW Driveway in 2026

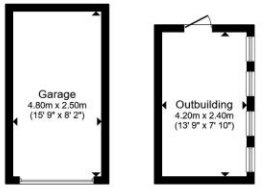
Tenure: Freehold EPC Rating: B
Council Tax Band: C



Ground Floor



First Floor



Outbuilding

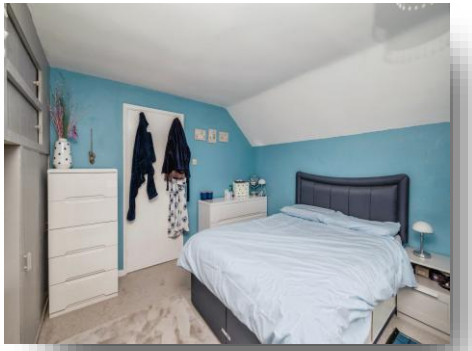
offers in the region of

£320,000

Total floor area 93.9 m² (1,011 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108824

The Property Ombudsman

Property Ref:
NWS108824 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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