

Aldreds
Estate Agents

1 Herringby Court Mill Road, Stokesby, NR29 3FP

£260,000

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Stokesby, Great Yarmouth, NR29 3FP

£260,000



- Fully Fitted Kitchen With Applicances
- Brand New Semi Detached House
- Generous Enclosed Rear Garden
- Flooring Included
- Popular Broadland Village Location
- Underfloor Heating Via Air Source Heat Pump
- Two Double Bedrooms
- Parking for Two Cars with EV Charger
- A Small Development of Four New Properties
- Now Complete and Ready to View!

Aldreds are delighted to offer this brand new two bedroom semi detached house situated in the delightful Broadland village of Stokesby. This well finished property offers accommodation including a spacious entrance hall, fully fitted kitchen with appliances, ground floor cloakroom, a garden facing lounge and two double bedrooms and a bathroom on the first floor.

The property offers air source heat pump underfloor heating, driveway parking for two cars with EV charger and a generous enclosed rear garden. Sold inclusive of flooring and now ready to move in, be quick to view this attractive new home in a delightful rural village location near the river.





Entrance Hall

A spacious entrance hall with a part glazed composite entrance door, window to front aspect, power points, inset LED ceiling lighting, smoke detector, stairs to first floor landing, airing cupboard under stairs housing a pressurised hot water cylinder with underfloor heating manifold, doors leading off;

Kitchen 10'7" x 6'2" (3.24m x 1.9m)

Window to front aspect, a range of fitted kitchen units with work surface and upstands, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and chimney style extractor, fridge-freezer, space for washing machine.

Cloakroom

Side facing obscure glazed window, low level w.c. with enclosed cistern, hand wash basin within a fitted storage unit with tiled splashback.

Lounge 12'7" x 11'11" (3.85m x 3.64m)

Rear facing window and glazed French doors leading to garden, power points, television point, ethernet points, inset LED ceiling lighting, smoke detector.

First Floor Landing

Loft access, inset LED ceiling lighting, smoke detector, radiator, doors leading off;



Bedroom One 12'9" x 11'11" reducing to 10'0" (3.89m x 3.65m reducing to 3.07m)

Window to rear aspect overlooking the garden, radiator, power points, television point, ethernet point, smoke detector.

Bedroom Two 12'9" reducing to 9'4" x 10'0" (3.89m reducing to 2.85m x 3.06m)

Window to front aspect, radiator, power points, television point, ethernet points.

Bathroom

Side facing obscure glazed window, part tiled walls, hand wash basin within a fitted storage unit with low level w.c., panelled P-shape bath with shower over and shower screen, ventilation, inset LED ceiling lighting, heated towel rail.

Outside

The property offers tarmac driveway parking for two vehicles with an EV charger, external lighting. A pedestrian gate to side leads to a generous, enclosed rear garden, laid to lawn with a patio to the rear of the property, close board panel fencing to boundaries, outside lighting, air source heat pump.

Tenure

Freehold

Services

Mains water, electric and drainage.

Directions

Upon entering the village of Stokesby on the Stokesby New Road from Acle, continue as the road runs into Mill Road through the village centre, passing the village green on the right. Herringby Court can be found a short way along, just past the left turn into Croft Hill on the left hand side, located by our 'For Sale' board.



Council Tax
GYBC. Band to be confirmed on completion of build

Structural Guarantee
The proprty is sold with a David Bullen 6 year Professional Consultants Certificate (PCC). This is a structural guarantee and is valid for 6 years from completion of build.

Predicted Energy Assessment (PEA)
Rating- TBC

Location
Stokesby is a quiet village approximately 9 miles from Great Yarmouth and 13 miles from Norwich. The village is situated on the banks of the River Bure and offers visitors a tranquil and peaceful time for their stay. Stokesby has the Ferry Inn Public house. There is also a busy Community Centre and Social Club and regular services are held in St Andrews Church. There is free parking beside the village green overlooking the river. Many visitors arrive by boat with free 24hr moorings near the Green and pub moorings in front of The Ferry. On the village green, there are swings and slides for the young ones to let off steam.

Reference
PJL/S10124

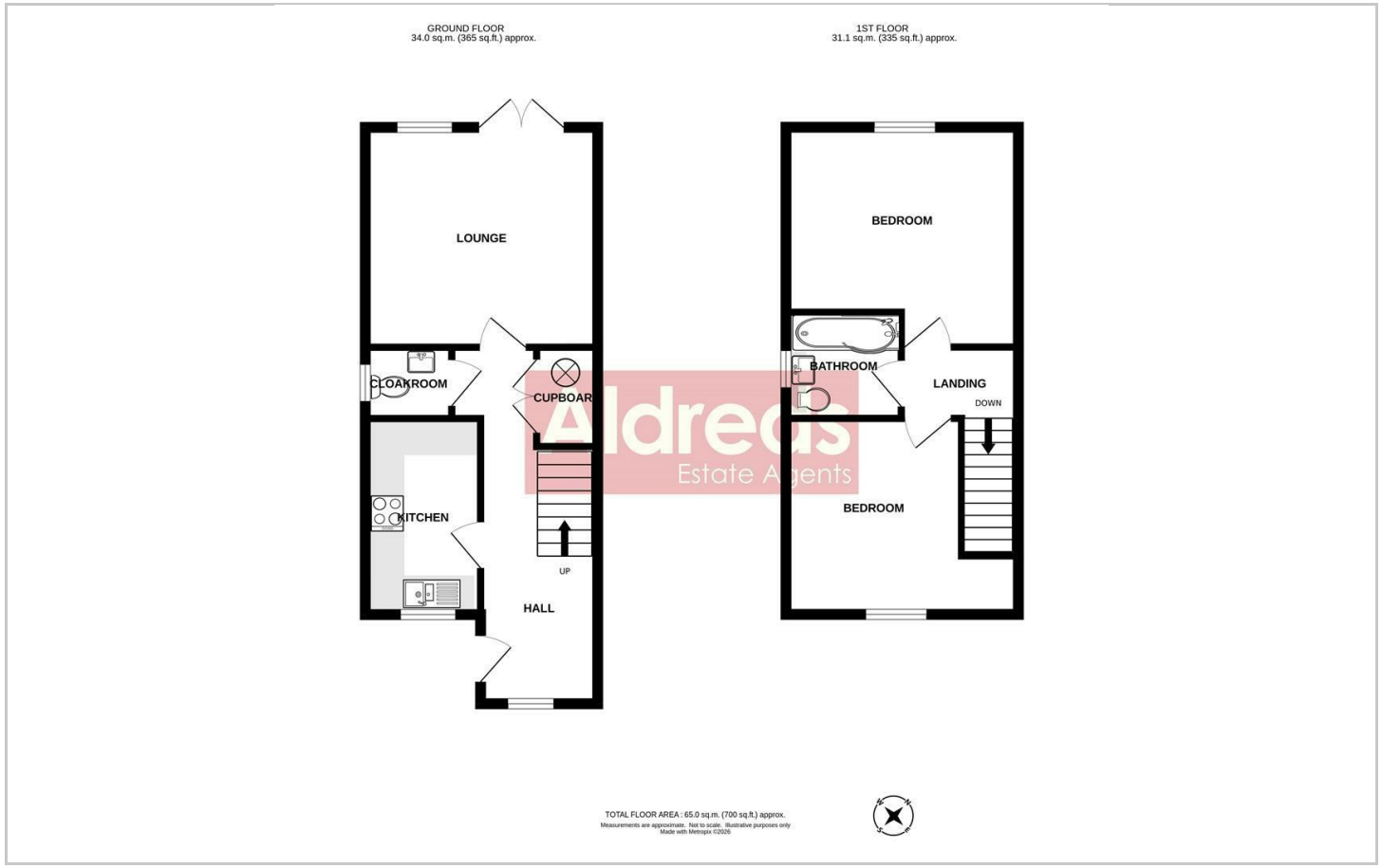




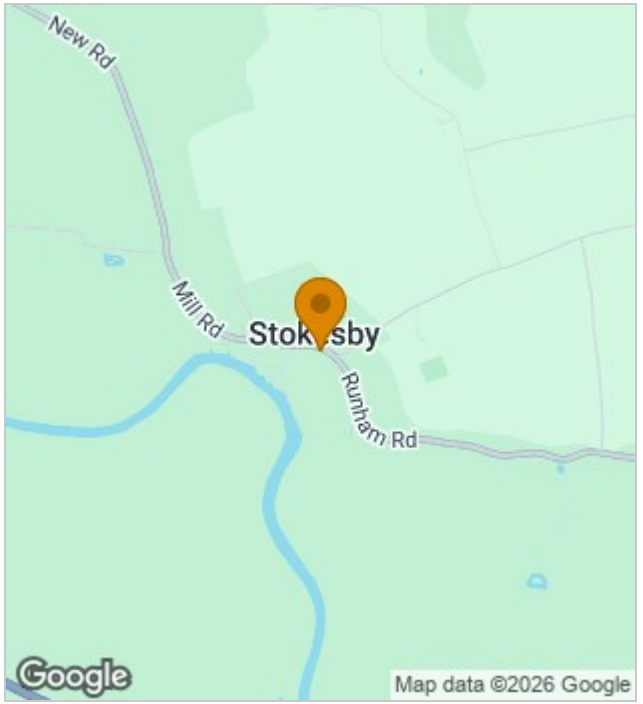




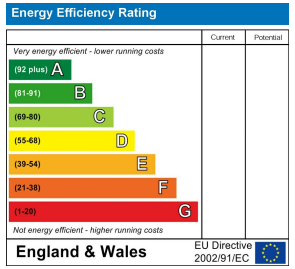
Floor Plans



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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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk https://www.aldreds.co.uk/

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA