



23 St. Marys Road, Stalham

In Excess of £325,000



# 23 St. Marys Road

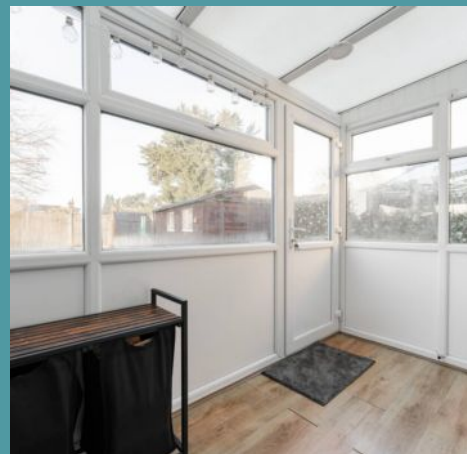
Stalham, Norwich

Set on St Marys Road in Stalham, this beautifully modernised three-bedroom home offers sleek and functional living. Just a short walk from the High Street, it provides easy access to local shops, dining, and the stunning Norfolk Broads. The thoughtfully renovated interior features a spacious kitchen/breakfast room, two inviting reception rooms with a cosy wood burner, and a bright conservatory overlooking the garden. Upstairs, three well-proportioned bedrooms and a modern family bathroom ensure comfort for all. With a generous garden, a large wooden garage, and ample outdoor space, this home is ideal for families and those who love to entertain.

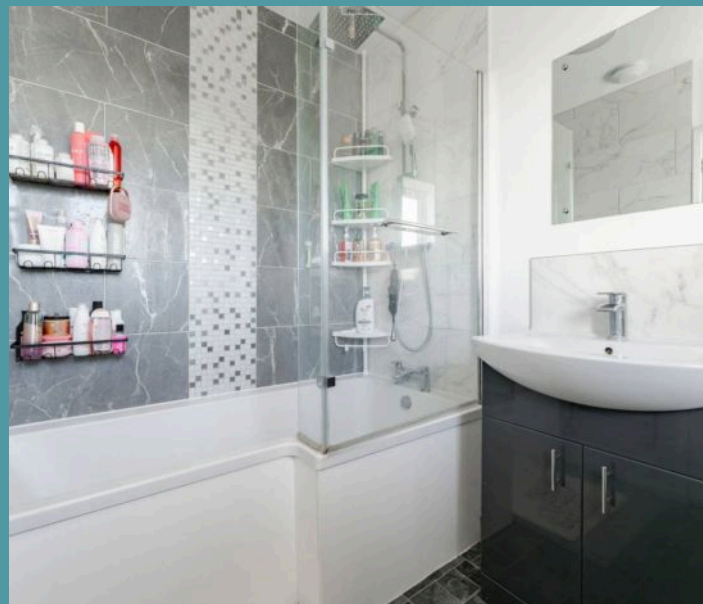
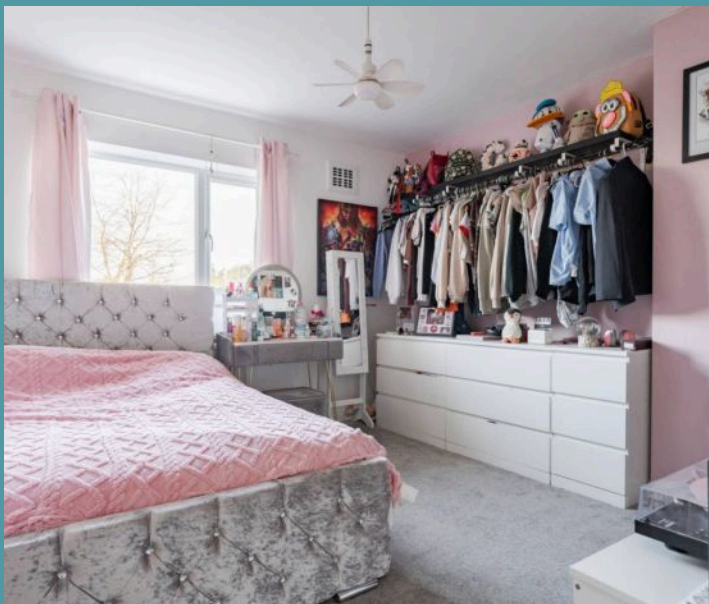
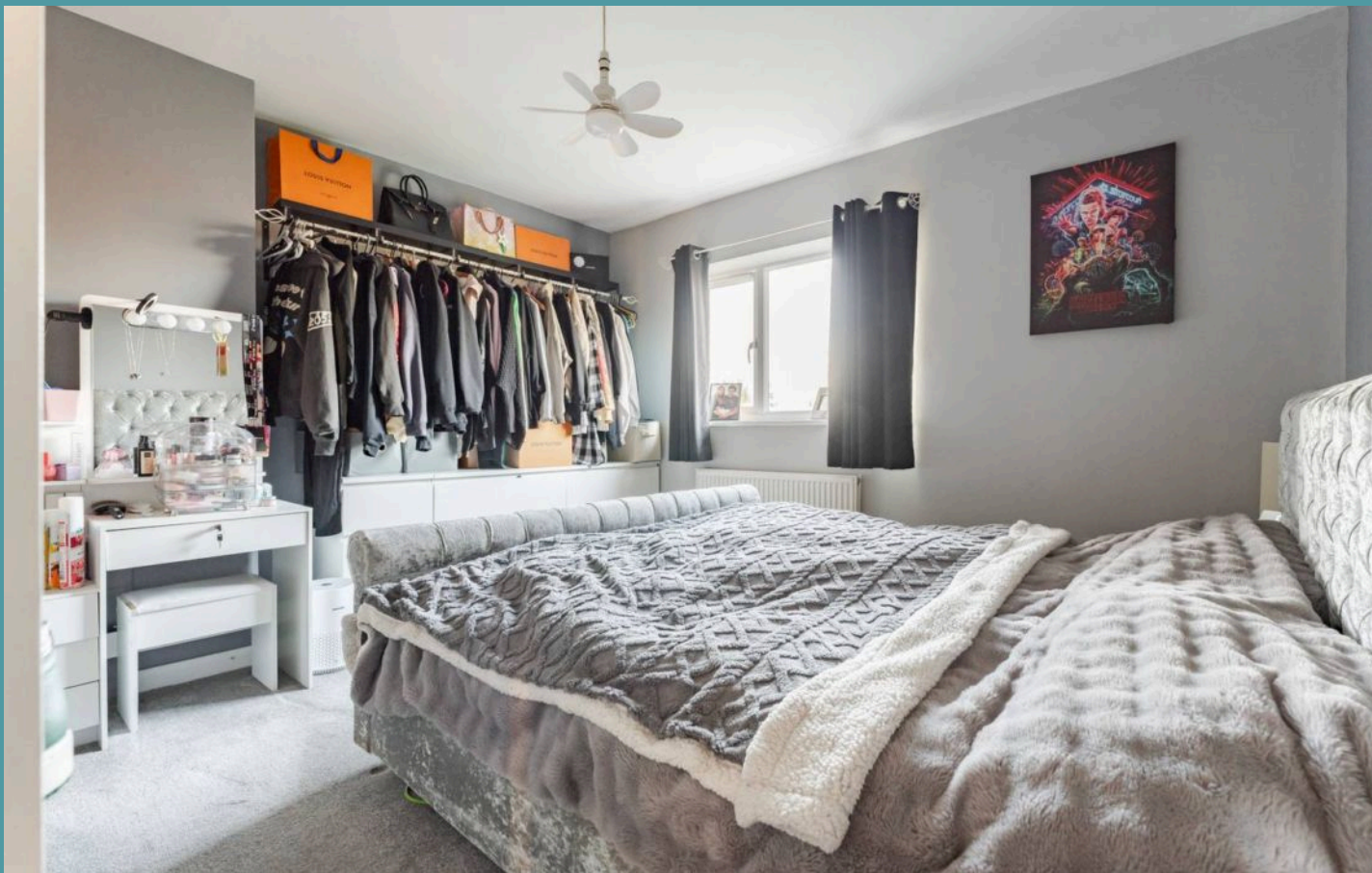
## The Location

Located in Stalham, St Marys Road offers the perfect blend of village charm and convenience. Just a short stroll from the High Street, residents can easily access popular local shops such as Tesco Superstore (0.5 miles away) and Stalham Butchers, known for its quality meats and fresh produce. For dining options, The Swan Inn is under a mile away, providing a cosy spot for traditional pub fare.

Nature lovers will appreciate the easy 2-mile drive to the scenic Norfolk Broads, where boating and outdoor activities await, while the beautiful beaches of Sea Palling are just 5 miles away. Stalham is well-connected by nearby roads, with Norwich reachable in under 30 minutes, making this location ideal for both everyday needs and weekend adventures.







## 23 St. Marys Road

Stalham, Norwich

### St. Marys Road

This beautifully modernised three-bedroom family home offers stylish, contemporary living in a fantastic location, just a short stroll from the amenities of Stalham. Set on a generous plot, the property provides ample outdoor space and is conveniently positioned within easy reach of the Norfolk Broads and the stunning beaches of Sea Palling, Walcott and Happisburgh.

Step inside to discover a thoughtfully renovated interior, featuring a bright and spacious kitchen/breakfast room, complete with fitted units, an electric oven and hob, an integrated fridge and dishwasher, and a practical breakfast bar. The adjoining conservatory provides an excellent additional living space, with views over the garden. A cosy wood burner and central heating ensure year-round warmth in the two inviting reception rooms, making them ideal for relaxing or entertaining. A cloakroom and separate boiler room add further convenience.





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Upstairs, three well-proportioned bedrooms offer comfortable accommodation, all benefiting from double glazing, central heating, and ample storage. The family bathroom is fitted with a bath and overhead shower, washbasin, and WC, complemented by modern tiling and a heated towel rail.

The exterior is just as impressive, with a well-maintained front garden, a spacious lawned rear garden, and a large wooden garage equipped with power and lighting. With plenty of parking available, this home is ideal for families or those who love to entertain.

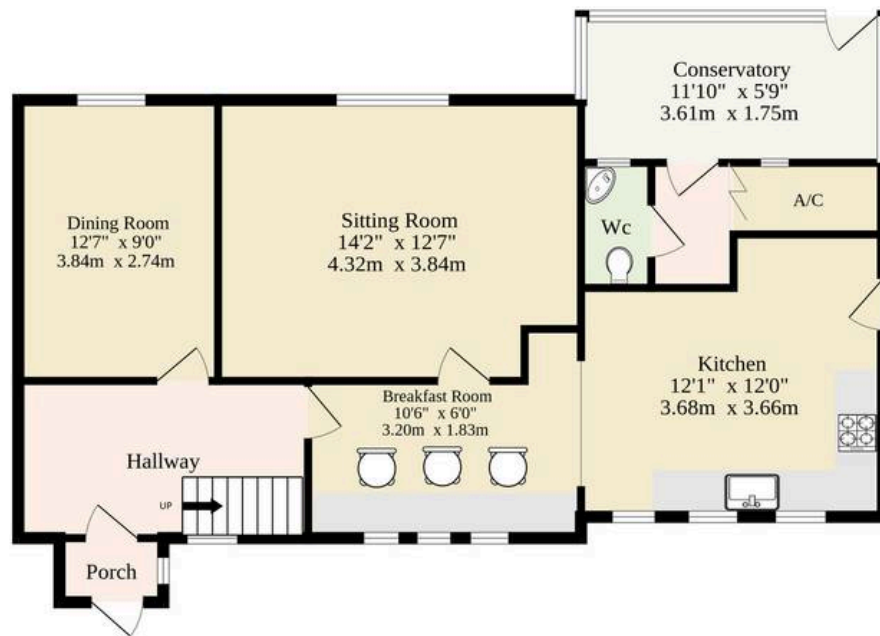
**Agents Note**

Sold Freehold

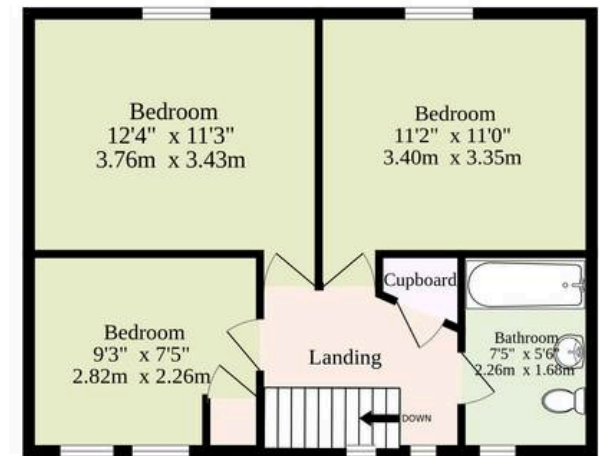
Connected to oil-fired heating.



Ground Floor  
902 sq.ft. (83.8 sq.m.) approx.



1st Floor  
450 sq.ft. (41.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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