



## 7 Staithe Gardens, Stalham NR12 9FY

Guide Price £360,000 - £380,000 Freehold



# 7 Staithe Gardens

## Stalham, Norwich

Set within a private cul-de-sac and enjoying far-reaching field views, this exceptional three-bedroom detached cottage was constructed in 2021 by McCarthy Stone as part of a privately managed development for residents aged 55 and over. Immaculately presented throughout, the home features a spacious open-plan kitchen/diner with integrated Bosch appliances, a comfortable lounge, and a principal bedroom with en-suite and walk-in wardrobe. Two additional generous doubles, a modern family bathroom with an electric Velux window, and a fully app-controlled heating system offer practicality and comfort across both floors. Outside, you'll find a private rear garden with patio and lawn, a shed, two storage units and a driveway for at least two vehicles. With solar panels, high energy efficiency, an annually serviced burglar alarm, and beautifully maintained communal grounds, this is low-maintenance, secure living at its best, just moments from essential amenities.

### Location

Staithe Gardens in Stalham offers a prime residential setting within easy reach of the town's full range of amenities. Just a short walk away, you'll find a Tesco Superstore, a post office, and a variety of independent shops, cafés, and takeaways, as well as a medical centre, dentist, library and pharmacy for everyday needs. Leisure opportunities abound with a local gym, Stalham Sports Centre, and scenic walking routes along the nearby River Ant and Norfolk Broads. Excellent public transport links provide access to Norwich and the North Norfolk coast, making this a well-connected and highly convenient location for day-to-day living.





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Step through the front door into a bright and welcoming entrance hall, where a sense of space and quality is immediately apparent. Soft fitted carpets underfoot create a cosy first impression, while a practical understairs storage cupboard and a separate utility cupboard housing the thermal store ensure everyday convenience. From here, the thoughtfully designed layout guides you through the home.

At the heart of the property is the spacious open-plan kitchen/diner, a stylish and functional space, perfect for modern living. Gloss cabinetry, generous worktop space, and integrated Bosch appliances, including an oven, ceramic hob, dishwasher, and Beko fridge freezer, offer both practicality and style. A built-in water softener system and filtered water tap serve the entire home, with a resin sink adding to the kitchen's functionality. There is ample space for a dining table, and French doors open directly onto the rear garden. Wood-effect flooring ties the space together with a clean, contemporary finish.

Open plan with the kitchen, the lounge is filled with natural light thanks to dual-aspect windows and offers a comfortable and versatile setting for everyday living.

Just off the kitchen, a separate utility room provides additional worktop space and plumbing for both a washing machine and tumble dryer. It also includes a resin sink, and access to the downstairs cloakroom. The WC features a pedestal basin, heated towel rail, half-height tiling, tiled flooring, and an obscure window for privacy.





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The principal bedroom is positioned at the front of the home, enjoying open field views. This spacious double features a walk-in wardrobe and a stylish en-suite shower room with a glass cubicle, vanity basin, concealed-cistern WC, wall-mounted heated towel rail, attractive tiling, and extractor fan.

Upstairs, two further double bedrooms continue the home's generous proportions. Both are generous in size and enjoy open views across the fields. One includes a built-in storage cupboard, fitted carpets, and a flame-effect Dimplex electric fire. The other features dual-aspect windows, making it particularly bright and airy.

A modern family bathroom completes the upper floor, with a panel bath and shower attachment, pedestal washbasin, and concealed-cistern WC and wall-mounted heated towel rail. A standout feature is the remote-controlled electric Velux window, which includes a rain sensor for automatic closure, offering a smart, weather-responsive solution.

An Air Source Heat Pump was installed in September 2022; the ASHP provides hot water throughout the property and heating to the principle rooms and hall on the ground floor, extendable if desired. Elsewhere heating is complemented by fluid filled smart radiators and fluid filled smart towel rails. The complete heating and hot water system can be App controlled with each part being settable individually if required; another additional benefit is that settings can be adjusted and managed remotely. The system offers an effective and flexible solution which has contributed significantly to the property achieving an EPC B grade.







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Additionally, the property benefits from double glazing throughout and solar panels, which contribute to improved energy efficiency and generate income, along with the peace of mind offered by the remaining NHBC warranty.

Outside, the rear garden is a private, low-maintenance space designed for both relaxation and practicality. A paved patio is ideal for outdoor dining and entertaining, while a neatly kept lawn offers greenery without the upkeep. A shed and two outdoor storage units are included in the sale, alongside an external water tap and power supply. The property also benefits from an annually serviced burglar alarm system, adding peace of mind throughout.

To the front, a paved driveway offers off-road parking for at least two vehicles, bordered by well-tended lawned areas and situated within a private cul-de-sac with uninterrupted field views.

### Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Service charge: £159.69 per month, reviewed on 1 March

Restrictive covenants: No under 55s, no boats, MO caravans, or commercial vehicles permitted

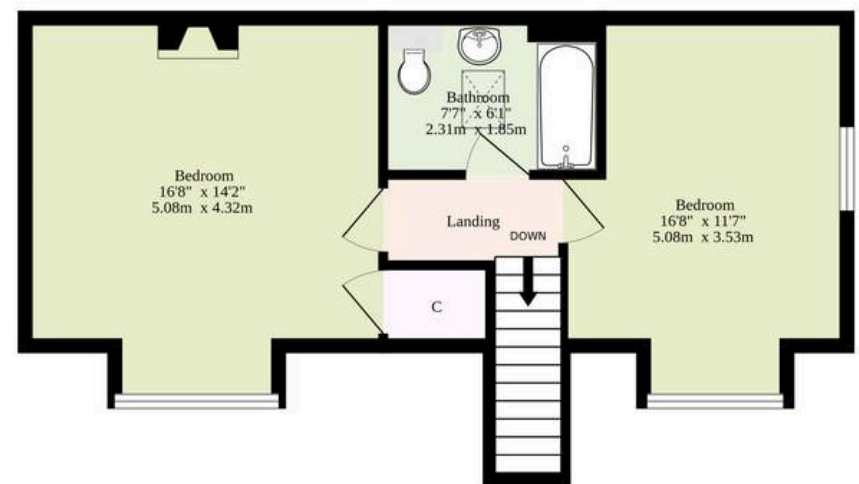
Council Tax Band- D



**Ground Floor**  
817 sq.ft. (75.9 sq.m.) approx.



**1st Floor**  
502 sq.ft. (46.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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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