



18 St. Marys Road, Stalham

Guide Price £325,000

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Stalham, Norwich

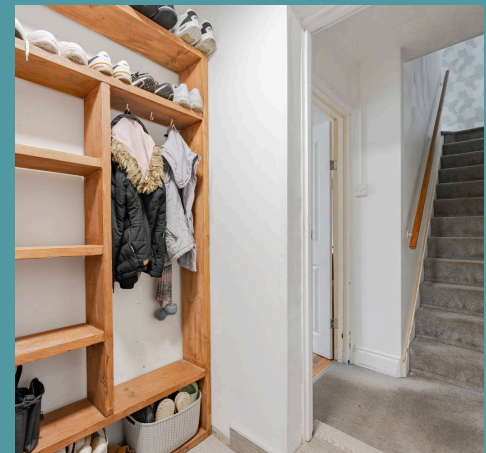
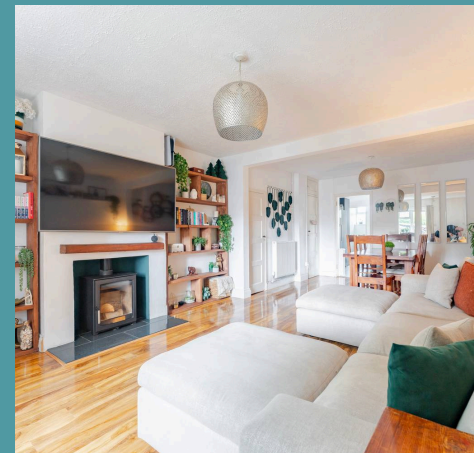
Guide price £325,000 - £350,000. Village living and family space in abundance, this beautifully presented four-bedroom home on St Marys Road offers the best of both worlds. Set in the heart of Stalham, just a short walk from the High Street, it's ideal for those seeking a peaceful setting without sacrificing everyday convenience. Inside, the home provides generous, flexible living with a welcoming open-plan sitting and dining area centred around a cosy log burner. The newly fitted kitchen/breakfast room is the perfect hub for family life and entertaining, complete with a central island and integrated appliances. Four spacious bedrooms and a stylish four-piece family bathroom ensure comfort across both levels. With a private garden, off-road parking, and easy access to the Norfolk Broads and coast, this is a home that truly delivers on space, style, and setting.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Location

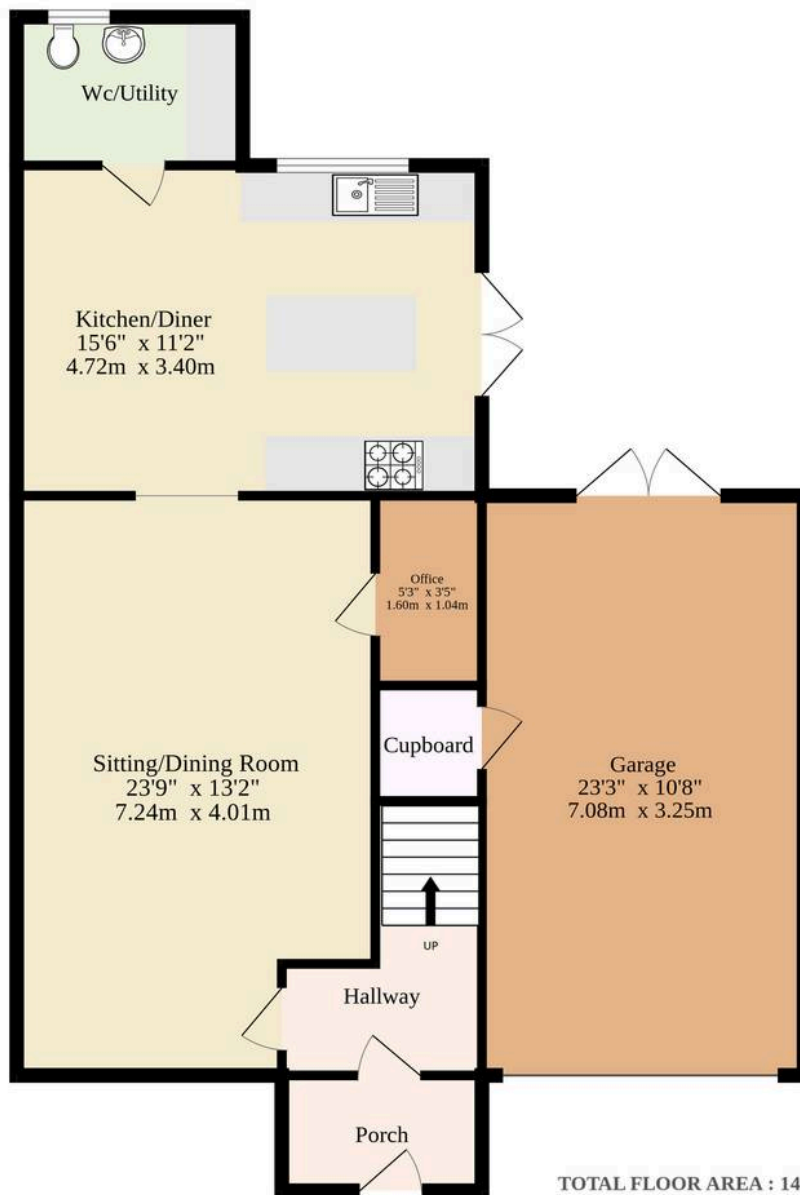
Located in Stalham, St Marys Road offers the perfect blend of village charm and convenience. Just a short stroll from the High Street, residents can easily access popular local shops such as Tesco Superstore (0.5 miles away) and Stalham Butchers, known for its quality meats and fresh produce.

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.

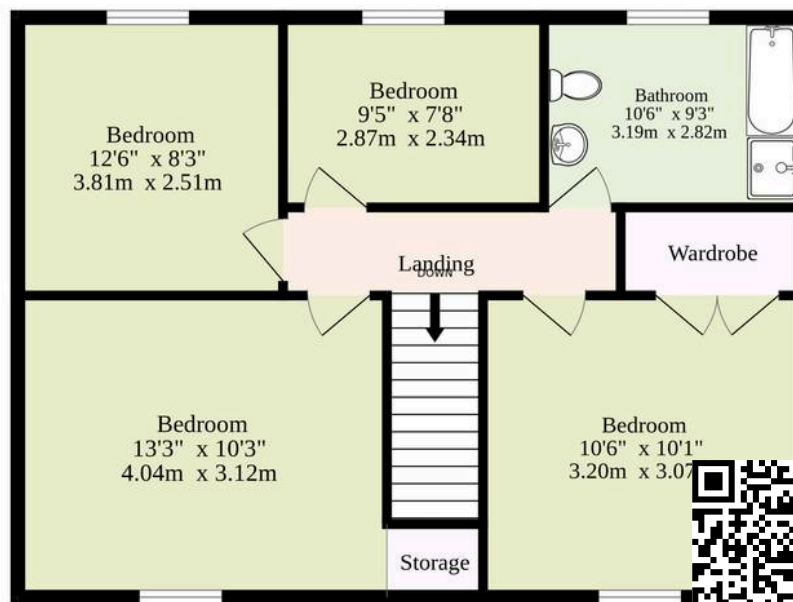
Stalham is well-connected by nearby roads, with



Ground Floor
862 sq.ft. (80.1 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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