



## 26 Staden Park, Trimingham

£375,000 Freehold

This well-presented three-bedroom semi-detached house within a quaint neighbourhood offers an expanse of comfortable living. Beyond the lush exterior that adds to the appeal, the property boasts a thoughtful layout for modern living. On the ground floor, you will find a sitting room, one of the bedrooms, the kitchen and dining area. Upstairs includes two bedrooms with ample storage space as well as a bathroom.

Location

This property is situated in the serene village of Trimingham, an idyllic location that combines rural charm with modern convenience. This lovely home is nestled within a peaceful residential area, surrounded by lush greenery and scenic countryside views. The village of Mundesley is a short drive away, featuring a selection of local shops, traditional pubs, and cafes. Nature enthusiasts will appreciate the proximity to several walking and cycling trails. For families, there are reputable schools and community facilities nearby, ensuring a welcoming environment for all ages. The village enjoys excellent connectivity, with easy access to major roads like the A140, making commuting to nearby towns such as Norwich and Cromer convenient and hassle-free.



Staden Park

Stepping into this inviting home, you will find a spacious sitting room on the ground floor that is ideal for both relaxation and entertaining guests. The room is filled with a sense of warmth and an inviting ambience thanks to plenty of natural light that floods in through the windows. You will also find the kitchen that is functional and well-designed, which flows into the dining area, looking out onto the garden.



A shower room is also included on the ground floor which includes an enclosed shower, a WC and full-sized wash hand basin. A key feature of the property is the expansive yet manageable front and rear gardens. These outdoor spaces offer a great space to unwind or host gatherings for family and friends.

Throughout the property, great attention to detail is evident. Each of the three bedrooms is generously proportioned and offers versatility and ample storage space, ensuring both comfort and practicality. The fitted wardrobes in the master bedroom are Hammonds. Located on the top floor with two of the bedrooms is a beautifully designed bathroom with a bath/shower for convenience.

For those in need of storage space or housing a vehicle, the property offers the convenience of a garage and off-road parking. An added benefit to this property is that it is situated at the end of the a very quiet cul-de-sac, offering that extra privacy with the lounge having a triple aspect.

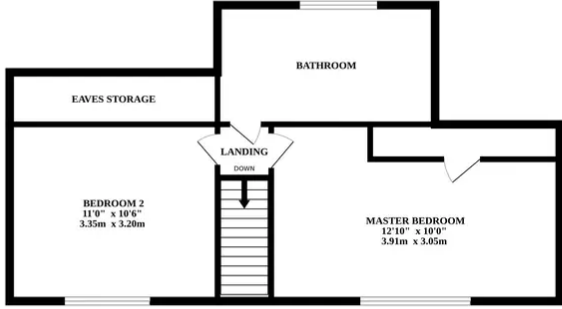
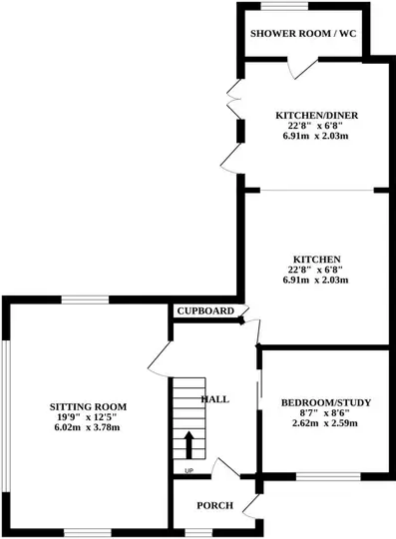
With its spacious accommodation, this house is the perfect canvas for new homeowners to personalise and make their own. The blank slate presented by the property allows for endless possibilities and potential to create a home that reflects the tastes and preferences of its inhabitants.



GROUND FLOOR

1ST FLOOR

GARAGE



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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