



31 St. Benets Road, Stalham

Minors & Brady



31 St. Benets Road

Stalham, Norwich

Packed with potential and ready to move into, this well-maintained two-bedroom home offers practical living space, generous parking and a private enclosed garden. The property features a bright lounge with patio doors opening onto the rear garden, creating an ideal space for relaxing or entertaining. A well-equipped kitchen, useful utility area and entrance porch with storage add to the home's everyday convenience. Upstairs, there are two comfortable double bedrooms, a family bathroom and separate WC. Further benefits include a relatively new central heating boiler and uPVC windows and doors replaced approximately 3.5 years ago. Please note the property is subject to a Section 157 Norfolk occupancy covenant, meaning purchasers must generally have lived or worked in Norfolk for the previous three years.

- Spacious two-bedroom semi-detached home
- Bright lounge with patio doors to the rear garden
- Fitted kitchen with ample storage and workspace
- Useful utility room with recently replaced boiler
- Two well-proportioned double bedrooms
- Family bathroom plus separate WC
- uPVC double glazed windows and doors replaced approximately 3.5 years ago
- Fully enclosed rear garden with lawn and patio area
- Gravel driveway providing parking for several vehicles
- Subject to a Section 157 Norfolk occupancy covenant (buyers must have lived or worked in Norfolk for the previous three years)



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The Location

Located in the thriving Broadland market town of Stalham, residents enjoy the perfect balance of everyday convenience and Norfolk countryside charm. The town centre is within easy reach and offers a wide range of independent shops, cafés, supermarkets and essential amenities, including the popular Stalham Butchers and Tesco Superstore. A strong sense of community, regular local events and excellent day-to-day services all contribute to Stalham's enduring appeal.

For those who enjoy the outdoors, the stunning Norfolk Broads National Park is just moments away, offering endless opportunities for boating, walking, cycling and wildlife watching. The beautiful sandy beaches of Sea Palling are approximately five miles away, providing easy access to the Norfolk coastline and its wide-open skies.

Families are well served by local schools and healthcare facilities, whilst Norwich can be reached in under 30 minutes, offering extensive shopping, dining, cultural attractions and mainline rail links. Combining excellent amenities, natural beauty and superb connectivity, Stalham continues to be one of North Norfolk's most desirable places to call home.



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Situated in a pleasant residential location, this well-presented two-bedroom home offers comfortable accommodation throughout, generous off-road parking and an enclosed rear garden, making it an excellent opportunity for buyers seeking a property with both indoor and outdoor space.

The property is approached via an entrance porch with useful built-in storage cupboards, providing a practical space for coats and shoes before leading through to the utility room. The utility area houses the central heating boiler, which has been replaced relatively recently, offering added reassurance to prospective purchasers.

The main entrance hall provides access to the first floor and leads through to the principal ground floor rooms. The lounge is a bright and inviting living space, benefiting from patio doors opening onto the rear garden, allowing plenty of natural light to flood the room and creating an ideal setting for both everyday living and entertaining. Attractive laminate flooring and radiator heating complete the room.

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. There is space for an electric cooker and fridge/freezer, together with plumbing for a washing machine, making this a practical and functional family kitchen with views over the rear garden.



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On the first floor, the landing provides access to the loft space and an airing cupboard. The property offers two well-proportioned double bedrooms, both featuring fitted carpets, radiators and uPVC double glazed windows. The accommodation is served by a family bathroom fitted with a bath and shower over, vanity wash hand basin and partial wall tiling. A separate WC adds further convenience for day-to-day family living.

Externally, the front of the property features a gravel driveway providing off-road parking for several vehicles. To the rear, the garden is fully enclosed and predominantly laid to lawn with a patio seating area, offering a safe and private outdoor space for children, pets or summer entertaining.

Further benefits include uPVC double glazed windows and external doors, which were replaced approximately three and a half years ago, helping to improve energy efficiency and providing a modern finish throughout the home.

Important Information – Section 157 Covenant

Prospective purchasers should note that the property is subject to a Section 157 (Norfolk restriction) covenant. This means that, in order to purchase the property, buyers must typically be able to demonstrate that they have lived or worked within Norfolk for the preceding three years. Interested parties are advised to seek clarification regarding their eligibility before proceeding.

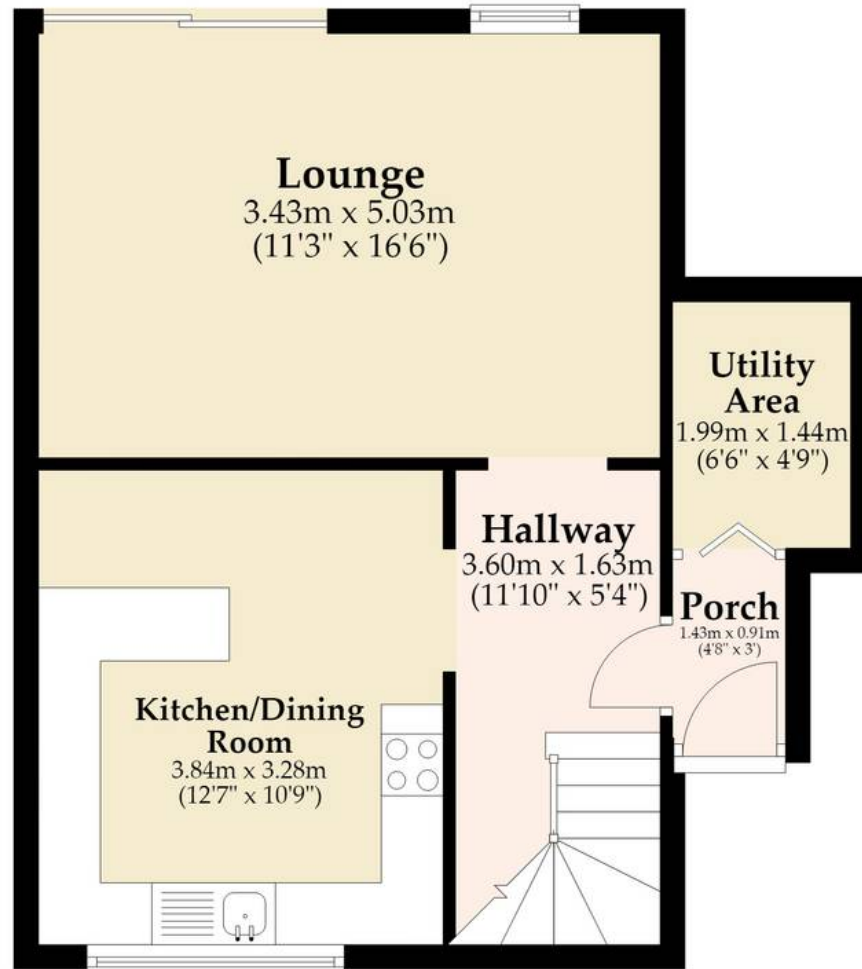
Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



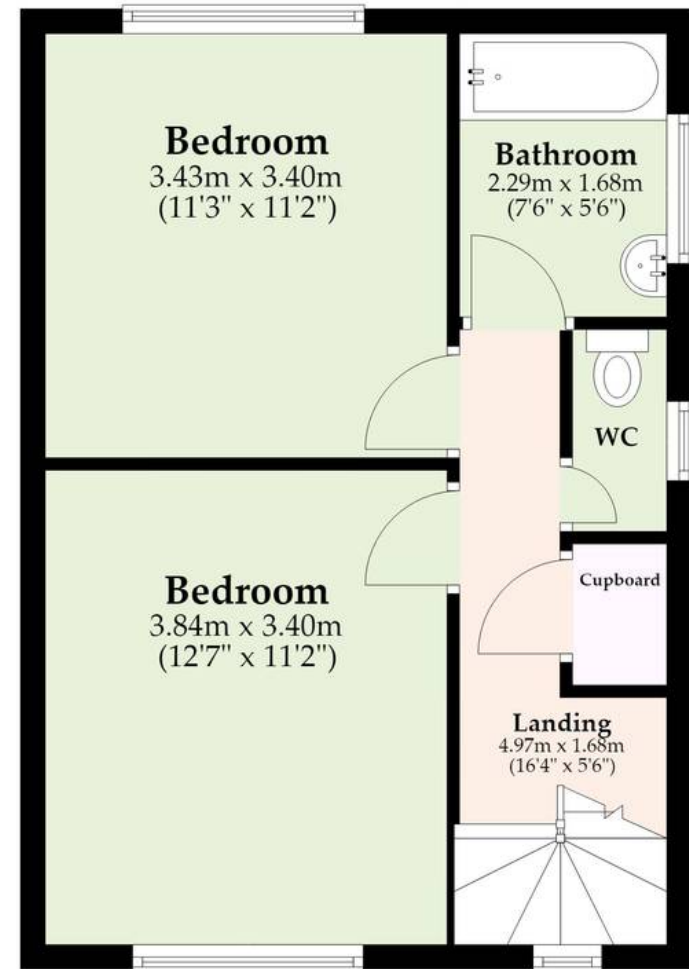
Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

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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.

Plan produced using PlanUp.

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