

6 Batchelors Loke, Stalham

Minors & Brady

6 Batchelors Loke

Stalham, Norwich

Beautifully presented modern home with a sunny south-facing garden, garage and parking. Situated within a highly sought-after Hopkins Homes development in the popular market town of Stalham, this attractive two-bedroom terraced property is ready to move straight into. The well-planned accommodation includes a spacious lounge, a modern kitchen/dining room and a convenient ground-floor cloakroom. Outside, the enclosed rear garden enjoys a desirable southerly aspect, creating an ideal space for relaxing or entertaining. Further benefits include oil-fired central heating, a garage, allocated parking and excellent access to local amenities and the Norfolk Broads.

- Beautifully presented two-bedroom terraced home situated within the highly regarded Hopkins Homes development
- Spacious and light-filled lounge designed for comfortable everyday living and entertaining
- Modern kitchen/dining room featuring space for appliances and direct access to the rear garden
- Convenient ground-floor cloakroom enhancing the practicality of the accommodation
- Two well-proportioned bedrooms, including a generous principal bedroom with excellent natural light
- Well-maintained family bathroom serving both bedrooms and finished in a contemporary style
- Attractive enclosed rear garden with a sought-after southerly aspect, ideal for outdoor dining and relaxation
- Garage and allocated parking space providing valuable off-road parking and storage solutions

M&B









6 Batchelors Loke

Stalham, Norwich

The Location

Stalham is a well-connected Norfolk market town situated on the doorstep of the Norfolk Broads, offering an appealing blend of everyday convenience and outdoor lifestyle. Popular with families, retirees and those seeking easy access to both countryside and coast, the town provides a wide range of amenities including a Tesco Superstore, pharmacy, post office, independent shops, cafés, public houses and healthcare facilities.

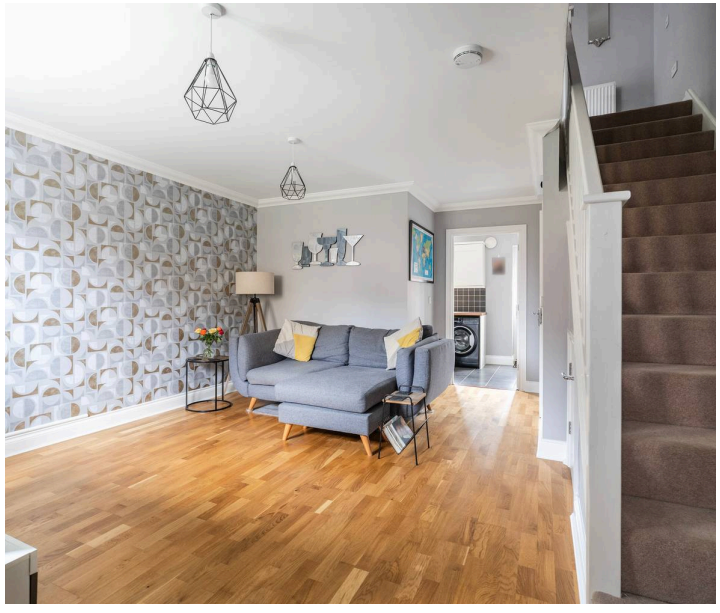
Families are well served by local schooling, with both primary and secondary education available within the town. Stalham is also perfectly positioned for exploring the Norfolk Broads, with nearby access to renowned waterways, scenic walking routes and abundant wildlife, while the sandy beaches of Sea Palling and Happisburgh are just a short drive away.

For commuters and those travelling further afield, the town enjoys convenient road connections to North Walsham, Wroxham, Great Yarmouth and Norwich, with rail services available from nearby stations. Combining strong local amenities, access to the coast and the beauty of the Broads National Park, Stalham remains one of north-east Norfolk's most desirable market towns.

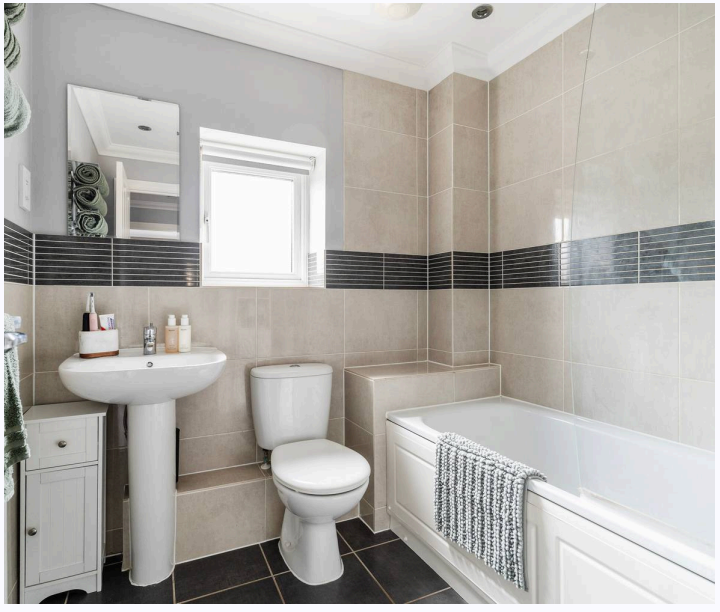
M&B













6 Batchelors Loke

Stalham, Norwich

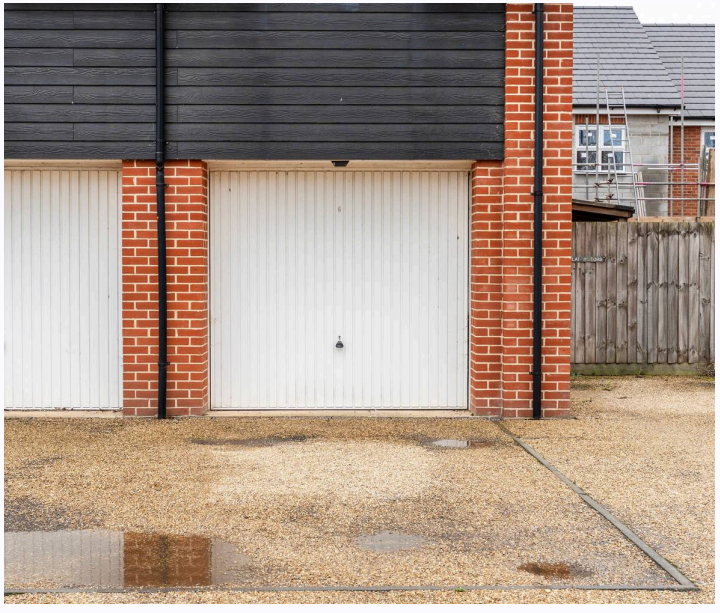
Batchelors Loke, Stalham

Positioned within a sought-after residential development in the popular market town of Stalham, this attractive two-bedroom terraced home offers a fantastic combination of comfort, practicality and low-maintenance living. Presented in excellent order throughout, the property is ideally suited to first-time buyers, downsizers or those seeking a ready-to-move-into home in a well-connected Broadland location.

The accommodation has been thoughtfully arranged to maximise both space and natural light. Upon entering, the property opens into a generous lounge, creating an inviting environment for everyday living, relaxing and entertaining. The spacious layout allows for a range of furniture configurations, while the overall presentation reflects the care and attention given by the current owners.

To the rear, the kitchen and dining area provides a practical and sociable space. Fitted with a range of contemporary units and space for appliances, it offers everything required for modern day-to-day living, with ample room for dining and direct access to the garden beyond. A ground-floor cloakroom adds further convenience and enhances the functionality of the home.







6 Batchelors Loke

Stalham, Norwich

Upstairs, two well-proportioned bedrooms provide comfortable accommodation. The principal bedroom is particularly generous in size and benefits from excellent natural light, whilst the second bedroom offers versatility for guests, home working or growing families. A well-appointed bathroom serves both bedrooms and completes the first-floor accommodation.

Outside, the rear garden enjoys a desirable southerly aspect, making it an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine throughout the day. Enclosed for privacy and stocked with established planting, it offers an attractive outdoor retreat that is both manageable and inviting.

Further benefits include oil-fired central heating, double glazing, a garage and an allocated parking space, providing practical advantages rarely found within properties of this size.

Agent's Note

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

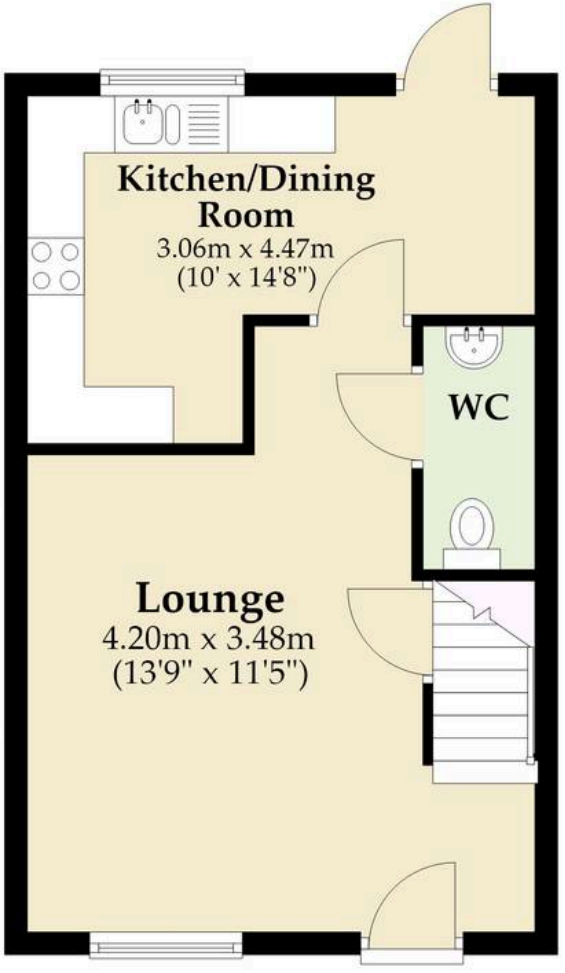
Managing Agent: Watsons
Approximate annual service charge: £200 per annum.

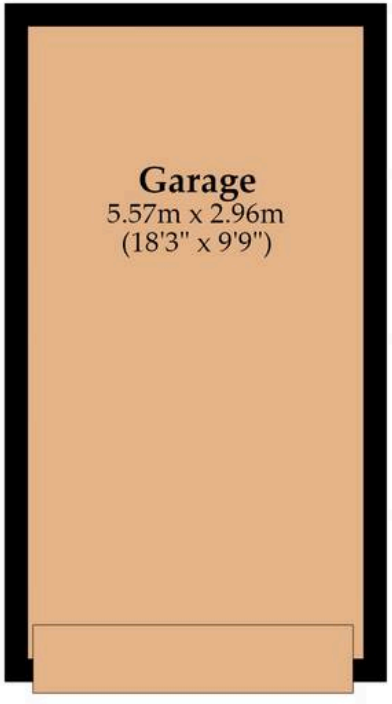
Garage Lease: Held under a lease with Elmbirch Properties Ltd.
Ground rent/service charge of approximately £40 per annum.
The lease was granted for 125 years from 2016, with approximately 115 years remaining.

M&B

Ground Floor

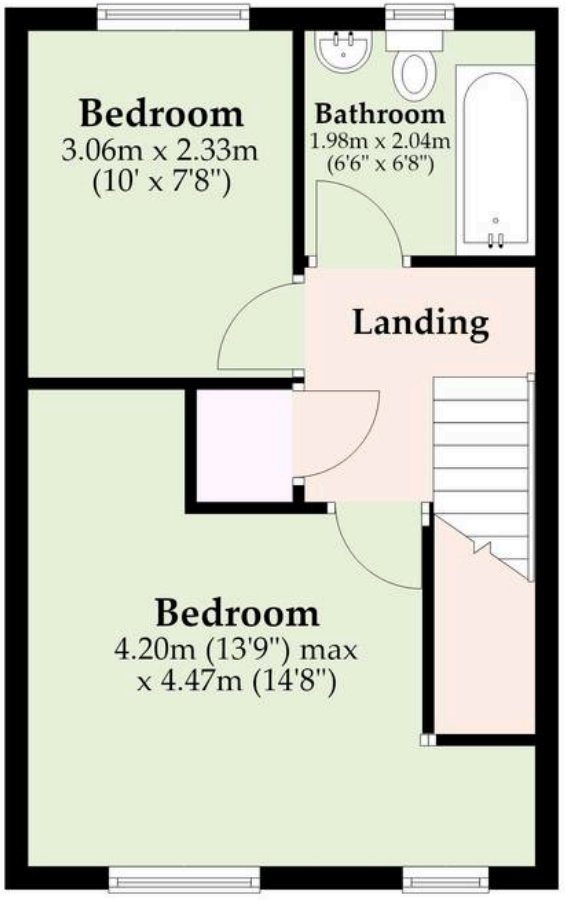
Approx. 32.9 sq. metres (354.1 sq. feet)
(excluding Garage)





First Floor

Approx. 32.8 sq. metres (353.3 sq. feet)



Total area: approx. 65.7 sq. metres (707.4 sq. feet)

M&B

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.

Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

Minors & Brady

Your home, our market

homes@minorsandbrady.co.uk | 01603 783088 | 6 Church Road, Hoveton, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk