



The Hollies Yarmouth Road, Stalham  
£450,000

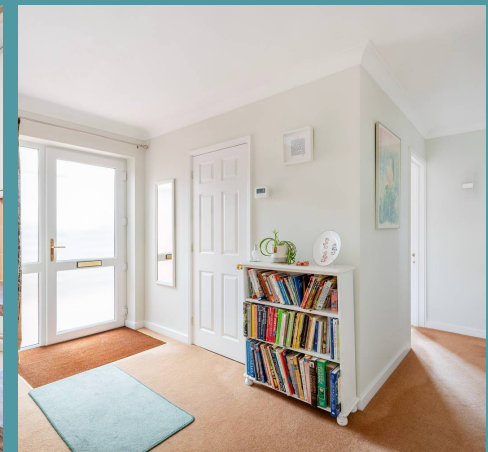
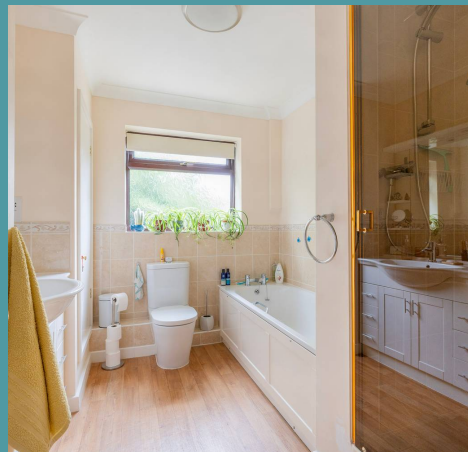
# The Hollies Yarmouth Road

Stalham, Norwich

Spacious accommodation with planning permission for those seeking an annex. This versatile property offers a comfortable and modern living environment. The ground floor features two generous bedrooms and a four-piece bathroom, while the upper level provides two additional bedrooms and a shower room. The open-plan living area, bathed in natural light, offers ample space for entertaining and relaxation. Outside, the landscaped garden and ample parking provide a peaceful setting for those wanting a quiet lifestyle.

## The Location

Nestled in the picturesque town of Stalham, this property offers the perfect blend of countryside living and convenient access to local amenities. Situated within the stunning Norfolk Broads, this location is a haven for nature enthusiasts, with numerous waterways and nature reserves to explore. Stalham itself boasts a charming selection of shops, eateries, and schools, making it a delightful place to call home. With excellent transport links connecting you to nearby towns and the beautiful Norfolk coastline, it provides an ideal setting for families, retirees, and those seeking a peaceful setting with access to both natural beauty and modern conveniences.





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Stalham, Norwich

### Yarmouth Road

Entering, a welcoming entranceway greets you, providing seamless access to all rooms on the ground floor. The ground level accommodates two capacious bedrooms, along with a four-piece bathroom, offering flexibility for residents.

The kitchen features bright interiors and integrated appliances. A sliding door leads from the kitchen to the main living area, providing effortless flow and connectivity between spaces. The impressive sitting/dining space, boasts two sets of sliding doors that bathe the room in natural light. This area offers versatility in arrangement, allowing for various configurations of chosen furniture to suit individual preferences.

Ascending to the upper level, two additional spacious bedrooms await, complemented by a well-appointed shower room featuring a Velux window that enhances the space with natural light.

Outside, the property offers a south-facing landscaped rear garden, featuring a paved area ideal for outdoor seating and a vast lawn perfect for recreational activities.





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The expansive brickweave driveway, combined with a set-back position and garage, provides ample parking space and convenience for residents and guests alike. For those with a vision for creating an annexe space, the property comes with planning permission reference number PF/22/0794, offering the opportunity to further enhance this home with additional living quarters.

### Agents Note

We understand this property will be sold freehold.

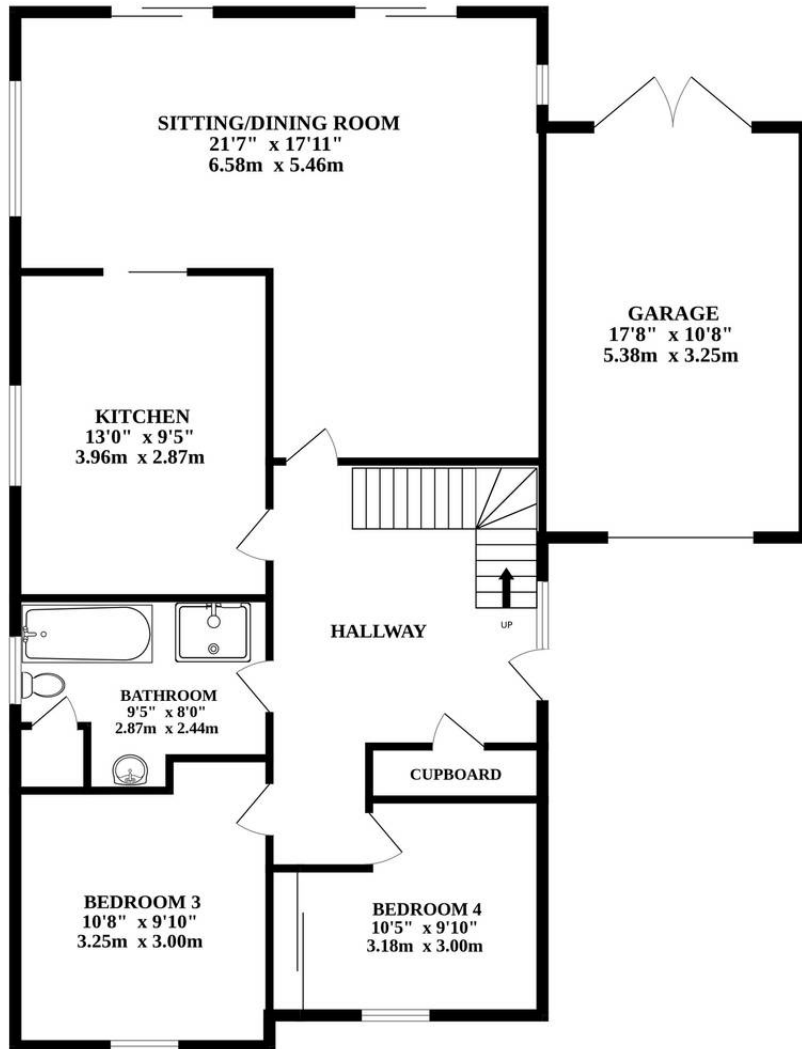
Connected to mains water, electricity and drainage.

Oil Central.

Council Tax Band - D



GROUND FLOOR



1ST FLOOR

