



4 Upper Staithe Road, Stalham
£375,000

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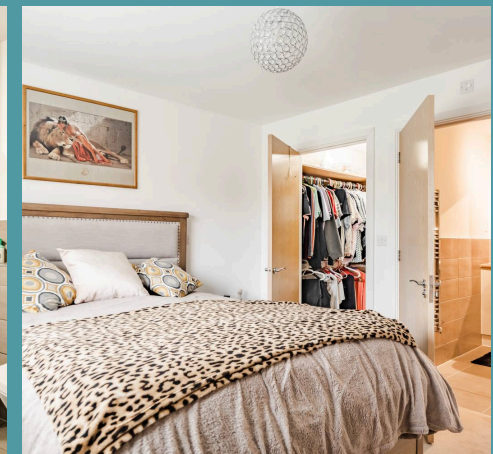
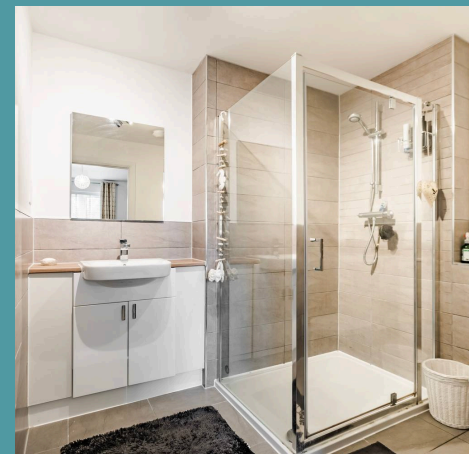
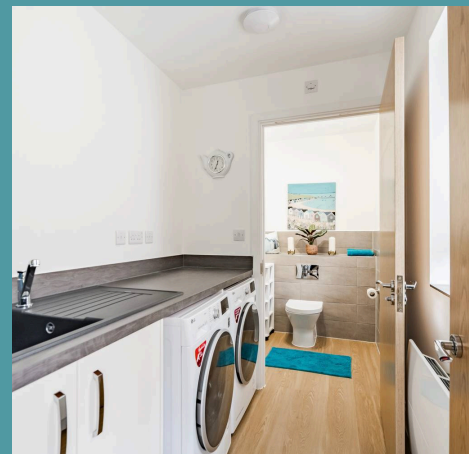
Stalham, Norwich

Solely designed for the over-55 community, Staithe Gardens offers an exceptional selection of two and three-bedroom cottages and bungalows in Stalham. Each home combines modern, open-plan interiors with beautifully landscaped gardens, perfect for relaxation or entertaining. Features such as en-suite master bedrooms, fitted kitchens, and eco-friendly additions like solar panels and EV charging points ensure comfort and sustainability. With a trusted housebuilder behind the development, Staithe Gardens provides a stylish and practical setting for enjoying a vibrant, independent lifestyle.

The Location

Located on Upper Staithe Road in Stalham, this over-55s development offers the perfect mix of convenience and charm. A short walk from the bustling High Street, residents can access amenities like the Tesco Superstore (0.5 miles away) and the well-regarded Stalham Butchers.

For dining, The Swan Inn, less than a mile away, provides traditional pub fare in a welcoming setting. Those who love to venture outdoors will love being just 2 miles from the scenic Norfolk Broads, offering boating and outdoor activities, while Sea Palling's beautiful beaches are only 5 miles away. With Norwich reachable in under 30 minutes, this location blends tranquil village life with excellent connectivity, making it ideal for retirees seeking a vibrant yet relaxed lifestyle.





4 Upper Staithe Road

Stalham, Norwich

Upper Staithe Road

Exclusively tailored for the over-55 community, Staithe Gardens offers a distinguished selection of two and three-bedroom cottages and bungalows, set just off Old Market Road in Stalham. Combining contemporary design with a welcoming neighbourhood of like-minded residents, these homes are built by a trusted housebuilder recognised with the Home Builders Federation 5-star award for customer service every year since 2005.

Each home boasts a thoughtfully designed interior, featuring open-plan living areas with French doors that open onto beautifully landscaped gardens. These outdoor spaces include neat lawns bordered by shrubs, providing a serene backdrop for relaxation or entertaining. Inside, the stylish kitchen includes fitted cabinetry, an integrated fridge-freezer, a ceramic hob with an extractor hood and a convenient breakfast bar.





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The ground-floor master suite offers an en-suite shower room and a walk-in wardrobe, while upstairs, additional bedrooms and a family bathroom cater to guests or hobbies. A utility room and ground-floor WC add practicality to this modern layout.

Beyond aesthetics, these homes are designed for efficiency and sustainability, featuring solar panels to reduce energy costs and an EV charging point for eco-friendly travel. Oak veneered doors, chrome hardware and neutral décor lend a sophisticated touch to the interiors.

Practical amenities, such as direct-acting panel heaters and double glazing, ensure comfort, while safety features like smoke detectors provide peace of mind.

Agents Note

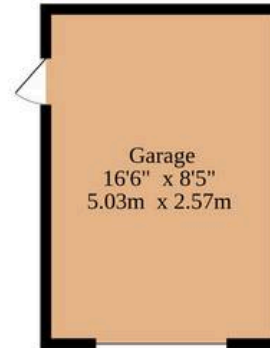
Sold Freehold

Maintenance:£160pcm

55's and over only



Ground Floor
871 sq.ft. (80.9 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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1st Floor
490 sq.ft. (45.5 sq.m.) approx.

