

property details **approval form**

77 Rivermead, Stalham, Norfolk, England, NR12 9PJ

Date: 18 August 2026

Property Ref and Version: NWS108304 - 0006

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

offers in excess of £200,000

Tenure: Freehold

>> **key features**

- > NO ONWARD CHAIN
- > Garage and Driveway Parking
- > Close to all Local Ammenities
- > Oil Fired Central Heating
- > Fully Enclosed Back Garden
- > Lots of Potential
- > UPVC windows, facings & barge boarding.
- > EPC Rating: D

>> **short description**

Spacious two bedroom bunglaow in the sort after broadland location of Stalham. Property consists of Entrance Porch and Hallway, Kitchen, Lounge, two bedrooms, Bathroom, Front and back garden and Garage.

>> **long description**

This spacious, low maintenance semi detached bunglaow offers an excelent opportunity to aquire a property in the very sort after location within the popular broadland town of Stalham. Close to all local ammenities including school, health centre, library, post office, supermarket and a variety of High Street shops and food outlets. It is also a great launchpad for trips to the broads, the beach including Cromer as well as Norwich city centre. The property would benefit from modernisation and updating so it would be perfect for anyone looking to put there own stamp on it. The property offers oil fired central heating, uPVC sealed unit double glazed windows, driveway parking, garage and a delightful enclosed rear garden.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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>> **directions**

>> **Agent Note**

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>> **room description**

Entrance Porch & Hallway

Entrance Porch

Part glazed uPVC entrance door, windows to front and side aspects, door giving access to;

Hallway

Radiator, power points, built-in cupboard housing electric meters, doors leading off;

Kitchen

Window to side aspect, part glazed door to side, a range of fitted units with rolled edge work surface, stainless steel sink drainer, power points.

Lounge

Window to front aspect, radiator, power points, thermostat, tiled fireplace surround with tiled hearth with an electric coal effect fire, the chimney could be unsealed for an open fire, door giving access to small hallway and then;

Bedroom One

Window to rear aspect, radiator, power point, built-in wardrobe.

Bedroom Two

Window to rear aspect, radiator, power points.

Bathroom

Side facing obscure glazed window, panelled bath with tiled surround and electric shower over, pedestal hand wash basin with tiled splash back, low level w.c..

Front And Rear Garden

lawned front garden, driveway extending to the side with gates leading onto a garage with a front facing up and over door, side service door. To the rear is an enclosed garden, laid to lawn with a patio to the rear of the property, timber garden shed, greenhouse, external oil fired boiler and oil storage tank, external lighting.

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>> **property images**



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>> **property images**



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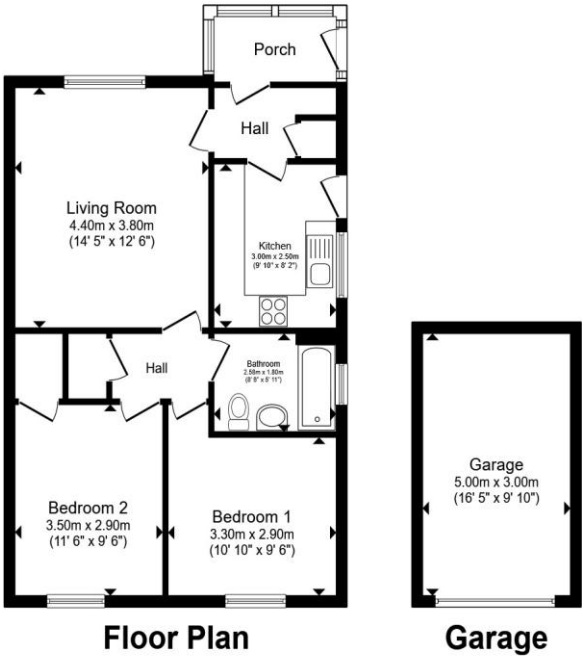
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>> floor plan



Total floor area 72.5 m² (780 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature **Date**

Matthew Smith		
Mrs C.J. Attoe		