



## Mardling Run, Acle, Norwich

£850 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Semi-Detached Home
- ✓ Open Plan Living
- ✓ Modern Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Family Bathroom with Shower
- ✓ Enclosed Lawned Gardens
- ✓ Central Heating & Double Glazing
- ✓ Ample Off Road Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This WELL-PRESENTED semi-detached home is TUCKED AWAY on the OUTSKIRTS of ACLE, with OPEN PLAN LIVING, a well-proportioned garden, and OFF-ROAD PARKING. Walking straight into the SITTING ROOM, this light and bright room offers seating and dining space, with the MODERN KITCHEN beyond. Stairs lead up to the landing, with TWO DOUBLE BEDROOMS and the family bathroom, with a SHOWER over the bath. Finished with a NEUTRAL DECOR, uPVC double glazing and gas fired CENTRAL HEATING, the property is ready to move in! The rear GARDENS are laid to LAWN, with a PATIO SPACE and double gates to the driveway.

#### LOCATION

The property is situated in the heart of Acle, a Broadland Village located East of Norwich. With excellent transport links via Road and Rail, the Village itself has an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses. Acle is conveniently located close to the A47 for easy access to both Norwich and Great Yarmouth.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 3JR), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Proceed over the Brundall roundabout and turn left at the Acle roundabout onto New Road. Take the first right hand turn onto Springfield, following the road to the right, turning left onto Mardling Run, where the property can be found on your left hand side, indicated by our To Let board.

With a lawned garden to front an adjacent hard standing driveway can be found with gated access leading to a further parking area within the rear garden, with hard standing footpath leading to the main property and gated rear garden.

Obscure glazed entrance door to:

#### SITTING/DINING ROOM

15' 6" x 11' 10" Max. (4.72m x 3.61m) Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, cupboard housing electric fuse box and meters, stairs to first floor landing with storage cupboard under, thermostat heating control, coved ceiling, door to:

#### KITCHEN/BREAKFAST ROOM

11' 9" x 9' (3.58m x 2.74m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for fridge and washing machine, space for dining table, wall mounted gas fired central heating boiler, radiator, uPVC double glazed window and doors to rear garden, extractor fan, coved ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling with loft access hatch, doors to:

### **DOUBLE BEDROOM**

11' 10" x 9' (3.61m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap and 'Aqualisa' power shower, uPVC obscure double glazed window to side, built-in airing cupboard housing hot water tank and shelving, built-in over stairs storage cupboard.

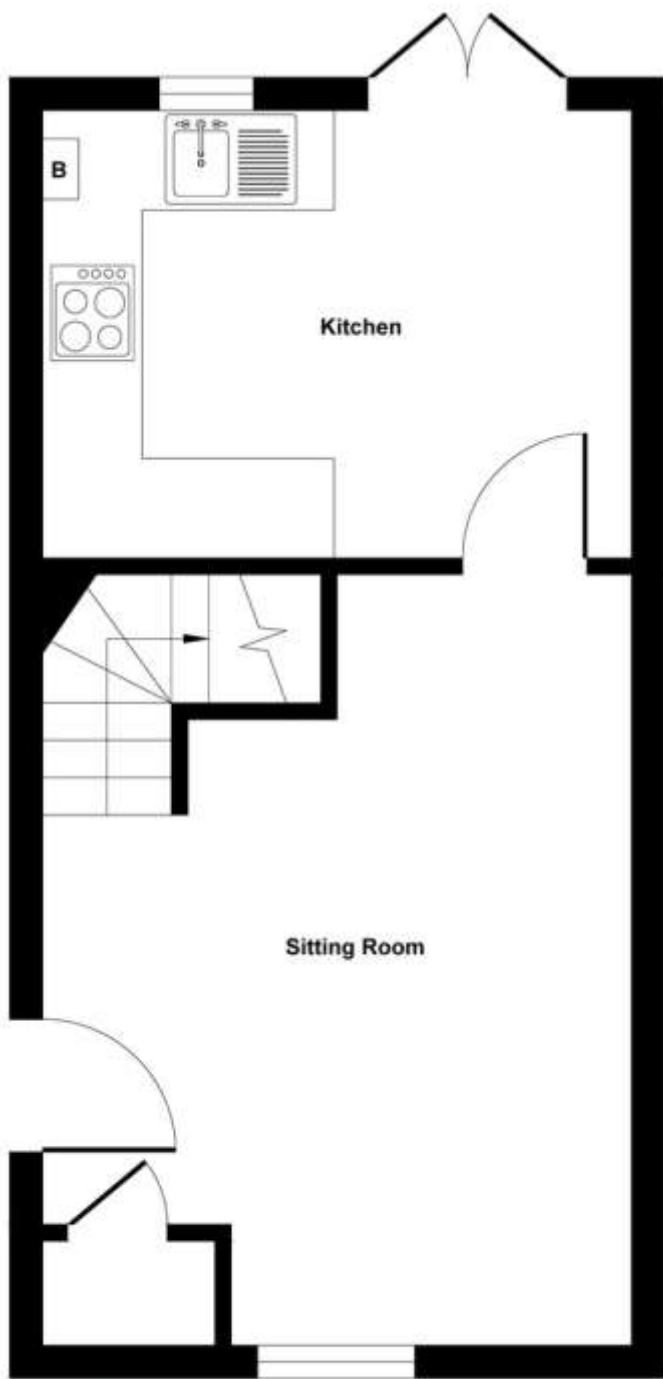
### **DOUBLE BEDROOM**

11' 10" x 8' 9" Max. (3.61m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

### **OUTSIDE REAR**

Leaving the property via the kitchen French doors a landscaped and lawned rear garden can be found with newly fenced boundaries and gated access for vehicular and pedestrian access to front. A hard standing footpath leads from the rear of the property with a retaining brick wall enclosing the patio, also offering an outside water supply and timber-built storage shed.





**Ground Floor**  
 Approximate Floor Area  
 293 sq. ft



**First Floor**  
 Approximate Floor Area  
 293 sq. ft

**Approx. Gross Internal Floor Area 586 sq. ft**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.