

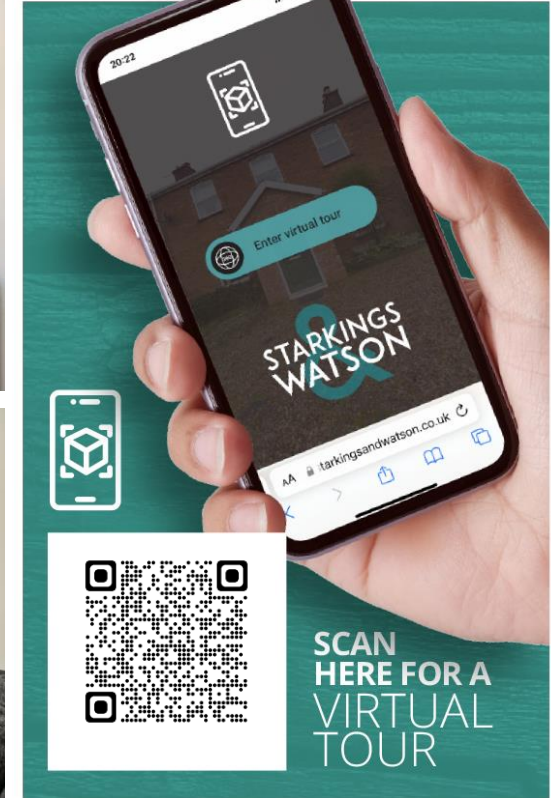
THE STREET

**Acle, Norwich NR13 3DX**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

**FOR SALE**  
PROPERTY



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- No Chain!
- Modern Mid-Terrace Home
- Central Acle Position
- Kitchen/Dining Room
- Three Bedrooms
- Cloakroom & Family Bathroom
- Lawned Garden
- Garage & Parking

NO CHAIN! Situated in the HEART OF ACLE, this MODERN mid-terrace home offers well-proportioned accommodation, with the benefit of being within WALKING DISTANCE of excellent local amenities including SHOPS, SCHOOLS and the TRAIN STATION. Accessed from a HALL ENTRANCE, accommodation includes SITTING ROOM, cloakroom, KITCHEN/DINING ROOM, THREE BEDROOMS and family bathroom. Gas fired central heating and uPVC double glazing is installed. To the outside an ENCLOSED GARDEN is laid to lawn, with access to OFF ROAD PARKING and a GARAGE.

#### LOCATION

What a rare find! A modern property located in such a sought after village, with an abundance of amenities and amazing transport links. With regular buses to Norwich and Great Yarmouth, the A47 only a short drive, and the benefit of the train station within a short walk. Local amenities include shops, eateries, and schools up to Secondary level.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 3DX), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Proceed over the Brundall roundabout, bearing left signposted Acle. At the roundabout continue straight

onto Norwich Road. At the left-hand bend, the property can be found on the right-hand side, indicated by our For Sale board. For vehicular access, turn right onto Reedham Road, and first left onto Market Manor. Continue to the T-junction and turn left, where parking can be found, and a footpath leads to the front door.

Approached via a hard-standing footpath with adjacent lawned and shingled gardens.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, coved ceiling, radiator, telephone point, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C., wall mounted hand-wash basin, tiled splash-backs, fitted carpet, uPVC obscure double glazed window to front, coved ceiling, electric fuse box, radiator.

#### SITTING ROOM

15' 2" x 12' 7" Max. (4.62m x 3.84m) Fitted carpet, uPVC double glazed window to front, radiator, coved ceiling, television and telephone point, stairs to first floor landing with built-in storage cupboard under, thermostat heating control, doors to:

#### KITCHEN/DINING ROOM

15' 4" x 8' 5" (4.67m x 2.57m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset gas hob and built in electric oven with extractor fan, tiled splash-backs, vinyl flooring, space for washing machine and fridge/freezer, coved ceiling, wall mounted



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gas fired central heating boiler, uPVC double glazed window to rear, uPVC double glazed French doors to rear, radiator, space for dining table.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling with loft access hatch, built-in airing cupboard housing shelving and radiator, doors to:

#### BEDROOM

8' 9" x 6' 6" (2.67m x 1.98m) Fitted carpet, uPVC double glazed window to rear, radiator, coved ceiling.

#### DOUBLE BEDROOM

13' 8" x 8' 8" (4.17m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling, television point.

#### DOUBLE BEDROOM

10' 2" x 8' 8" (3.1m x 2.64m) Fitted carpet, uPVC double glazed window to front, radiator, coved ceiling.

#### FAMILY BATHROOM

White three piece suite comprising low level W.C., panelled bath with mixer shower tap, tiled splash-backs, vinyl flooring, uPVC obscure double glazed window to front, heated towel rail, shaver point, extractor fan, coved ceiling.

#### OUTSIDE REAR

The kitchen/dining room leads into an enclosed low maintenance rear garden, with a central lawn and hard-standing patio providing the perfect space for entertaining and alfresco dining. The garden is enclosed with timber panelled fencing with the added benefit of an outside water supply and gated access leading to the rear driveway and en-bloc garage.

#### GARAGE/DRIVEWAY

Up and over door to front, storage above. Off road parking is available on the driveway.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Total approx area:  
68 sq. m  
738 sq. ft

