



Reedham Road, Acle - NR13 3DE

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Marsh House Reedham Road

Norwich

Extending to over 1770 Sq. ft (stms) with ANNEXE POTENTIAL, within a short walk to ACLE HIGH STREET, this EXTENDED DETACHED FAMILY HOME offers a HIGHLY FLEXIBLE LAYOUT with PRIVATE GARDENS. Set back from the road, the property offers AMPLE PARKING and a detached GARAGE, along with a GROUND FLOOR BEDROOM - IDEAL for MULTI-GENERATIONAL LIVING. The accommodation is accessed from a HALL ENTRANCE with a 15' sitting room, OPEN PLAN DINING ROOM, 15' CONSERVATORY, kitchen, utility room and PLAY/FAMILY ROOM. Also accessed from the hall is a STUDY/BEDROOM with adjacent SHOWER ROOM. Upstairs, THREE SPACIOUS BEDROOMS lead off the landing, with an EN SUITE BATHROOM and further family bathroom. The rear GARDEN is laid to lawn, with a PATIO space and NON-OVERLOOKED REAR BOUNDARY.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Close to Acle High Street
- Extended Detached Home
- Flexible Layout with Annexe Potential
- Two/Three Reception Rooms
- Kitchen & Utility Room
- Three/Four Bedrooms
- Private Gardens

This sought after location in the village of Acle, 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. Various activities including tennis, bowls club and a social club can be found locally, as well as a range of activities for retirees such as lunch clubs, arts and crafts, and library.

SETTING THE SCENE

Set back from the road a shingle driveway offers ample parking, with access leading to the detached garage. Block paving with a planted bed and border creates an attractive frontage and further parking. Gated access leads to the rear garden, and a porch to front.

THE GRAND TOUR

Stepping inside a tiled entrance hall greets you, with stairs to the first floor landing, and great space for coats and shoes. There is ample space for storage units, or options to build storage in if required. Doors lead off to the left, where a study/bedroom can be found, again with tiled flooring, and into a full shower room with built-in storage and tiled walls - allowing for independent ground floor living if required. The sitting room also leads off the entrance hall, with wood flooring, a feature fire place and two large windows which flood the room with fantastic natural light. The dining room is open plan, with matching wood flooring running underfoot, with a convenient door into the next door kitchen.





Reedham Road

Acle, Norwich

Double doors open to the conservatory, a great additional living space. Back into the kitchen, a range of wall and base level units can be found, with space for a Range style cooker, the utility room is open plan and an extension to the main kitchen, with space for laundry appliances and a further table if needed. A play/family room completes the ground floor, which could always be used with the ground floor bedroom to form an annexe. Upstairs, three double bedrooms lead off the landing, the two front facing bedrooms are a great size, and are served by the family bathroom with a shower over. The main bedroom offers an en suite bathroom.

FIND US

Postcode : NR13 3DE

What3Words : ///throats.including.contrived

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property backs onto commercial premises.

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20:22

Enter virtual tour

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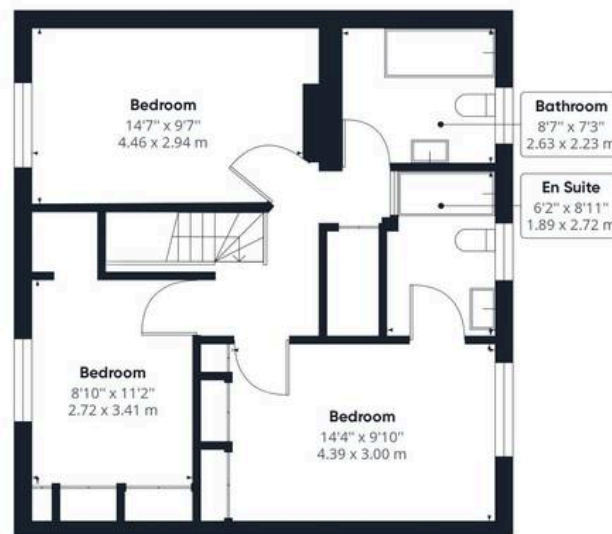
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SCAN HERE FOR A VIRTUAL TOUR



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1776.56 ft²

165.05 m²

Reduced headroom

1.71 ft²

0.16 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Starkings & Watson Hybrid Estate Agents

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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.