

OLD ROAD

Acle, Norwich NR13 3QW

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY

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STARKINGS & WATSON

- Substantial Character Home
- Extended Open Plan Layout
- Ample Parking with Private Lawned Gardens
- Walking Distance to High St. & Schooling
- Two Formal Reception Rooms
- Open Plan Kitchen with Central Island
- Four Bedrooms
- Family Bathroom & Re-fitted En Suite

IN SUMMARY

With over 1800 Sq. ft (stms) of internal accommodation, this DOUBLE FRONTED semi-detached PERIOD STYLE HOME was extended in 2014, encompassing the two ORIGINAL BAY FRONTED RECEPTION ROOMS with a 24' OPEN PLAN KITCHEN/LIVING space. The plot is approaching a 1/5 acre (stms), with AMPLE PARKING and even POTENTIAL for a GARAGE or CART LODGE - subject to planning. With the HIGH STREET and SCHOOLING within WALKING DISTANCE, the property is TUCKED AWAY on the OLD ROAD, with the A47 within striking distance. Gas fired central heating and uPVC double glazing are installed, with the interior including moulded coving, a cast iron wood burner and ATTRACTIVE VAULTED CEILING to the kitchen. The accommodation comprises a sitting room, family room/study, W.C, and the OPEN PLAN KITCHEN and living space which also leads to the separate utility room and DINING ROOM. Upstairs, the SPLIT-LEVEL LANDING leads to four bedrooms, with an EN SUITE to the main bedroom, and the family bathroom.

SETTING THE SCENE

Tucked at the end of a cul-de-sac, an opening leads to the hard standing driveway, with lawned banks and a fenced frontage. Lawned gardens can be found to both sides, with a variety of planting. Raised beds have been created as a vegetable garden, whilst there is ample parking and turning

space at the top of the driveway. The side door is the most used entrance, but the original formal front door is still in situ.

THE GRAND TOUR

Heading in the front door, wood effect flooring runs through the porch and hall entrances. The two front reception rooms are bay fronted, with the one to the right being centred around a cast iron wood burner, with fitted carpet under foot. Opposite, the study/family room is a similar proportion, but with a dual aspect window to side and wood effect flooring running underfoot. The hall entrance opens up to the side entrance door, where the stairs lead to the first floor, and a door takes you into the striking ground floor W.C, finished with a modern white two-piece suite. A double storage cupboard can be found under the stairs, with doors taking you into the separate dining room and kitchen.

Starting with the kitchen, this expansive room sits under an intriguing split-level ceiling with a vaulted section and velux windows, along with a lower section with feature recessed spotlights. Bi-folding doors open the seating area to the garden, whilst the kitchen sweeps around and along two walls, with a matching central island and breakfast bar including rounded edges to the work surface. Solid wood work surfaces offer a contemporary finish, with space for white goods and a Range style cooker. Tiled effect flooring runs through the main kitchen, with the dining room being open plan, with further storage and wood effect flooring. The utility room offers a matching finish, with tiled splash backs and space for laundry appliances. Under floor heating runs through the kitchen and utility rooms. Heading upstairs, the landing is split level, but provides access to all the bedrooms. To your left the main bedroom can be found, a comfortable double with a window to rear, whilst an en suite shower room offers a modernised finish with a white three-piece suite inducing a rainfall shower and vanity hand wash basin with storage. The other three bedrooms face to



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front, with one being a single in size. Lastly the family bathroom leads off the landing, with attractive tiled splash backs, shower over the bath, and a vanity hand wash basin with storage.

THE GREAT OUTDOORS

Newly created decking leads from the kitchen bi-folding doors, and up to a garden room or home office. The gardens are mainly laid to lawn, with raised beds to the borders, various trees and a further raised seating area to the far corner. Fully enclosed with hedging and timber panelled fencing, this private garden is both family friendly and perfect for a keen gardener. The brick-built garden room offers a versatile space with a further storage shed to the rear.

OUT & ABOUT

Situated on the fringes of Acle, the High Street is within walking distance, along with various walks across the marshes. 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.

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VIRTUAL TOUR

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

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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Floor 1 Building 1



Ground Floor Building 1



GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1820.54 ft²

169.13 m²

