

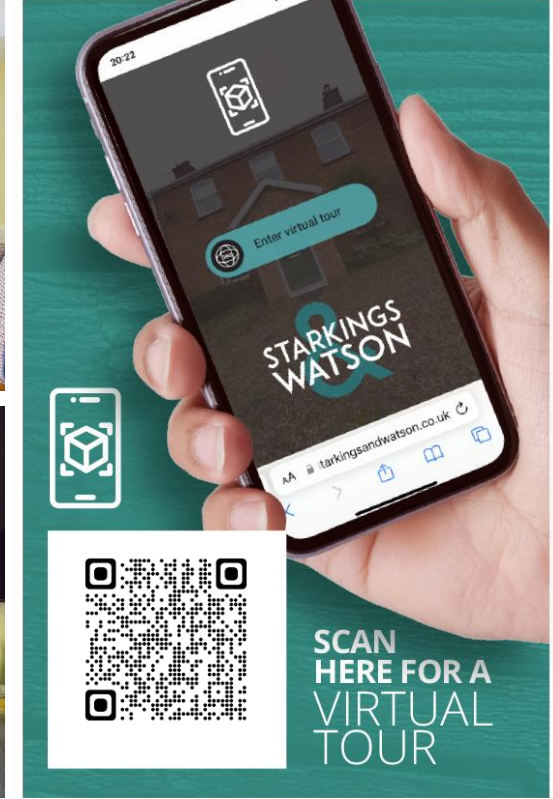
SPRINGFIELD

Acle, Norwich NR13 3JW

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
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- Updated & Modernised Interior
- Link-Detached Home
- Generous Landscaped Garden
- Twin Parking Spaces
- Sitting/Dining Room with French Doors
- Upgraded Kitchen
- Three Double Bedrooms
- 2022 Installed Gas Central Heating Boiler

IN SUMMARY

Having been FULLY RENOVATED and MODERNISED, this link-detached home offers EASY LIVING, with a GENEROUS GARDEN and TWO PARKING SPACES. With a SMART DECOR inside, the CENTRAL HEATING BOILER was replaced in 2022, with NEW FLOORING, a FULL NEW BATHROOM SUITE and UPGRADE to the KITCHEN. Situated on the OUTSKIRTS of ACLE, close to the MAIN SHOPPING AREA and A47, the property is ideal for those seeking a PRIVATE SPOT but good amenities. A porch entrance leads to the 15' OPEN PLAN SITTING/DINING ROOM, with FRENCH DOORS to the garden, and the adjacent KITCHEN which could incorporate a BREAKFAST BAR or small table. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with the FAMILY BATHROOM in the middle, finished with TILED SPLASH BACKS and a SHOWER over the bath. The REAR GARDEN is a great size, having been LANDSCAPED with TIMBER SLEEPERS, central lawn and DECKED SEATING AREA.

SETTING THE SCENE

Siding onto the road, the frontage is low maintenance, with a shingled bed, and hard standing pathway which leads to the front door. Under the archway, vehicular access leads to two parking spaces and the gated rear garden.

THE GRAND TOUR

The composite entrance door takes you into the porch entrance, with a recessed door mat, storage and double glazed window to side. Heading inside, the sitting/dining room offers a re-fitted carpet, with French doors leading out onto the rear decking. Stairs sweep upstairs, with storage underneath and room for a dining table. The kitchen leads off, with a range of wall and base level units, space for appliances and an electric cooker. Tiled splash backs and an attractive patterned flooring creates a feature, whilst there is ample space for a breakfast bar or small table. A uPVC double glazed door heads outside, where the gate leads to the parking. Upstairs, the three double bedrooms lead off the landing, all with fitted carpet and double glazing. The family bathroom was re-fitted with a contemporary white three piece suite and tiled splash backs. A shower and glazed shower screen can be found over the bath, with a range of built-in storage and a heated towel rail.



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THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped for ease of maintenance. A timber decked seating area and a block paved area are ideal for summer entertaining. Enclosed with timber panelled fencing and brick walling, a central lawn is finished with a timber shed and glazed potting shed.

OUT & ABOUT

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.

FIND US

Postcode : NR13 3JW

What3Words : ///hamster.bypasses.height

VIRTUAL TOUR

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

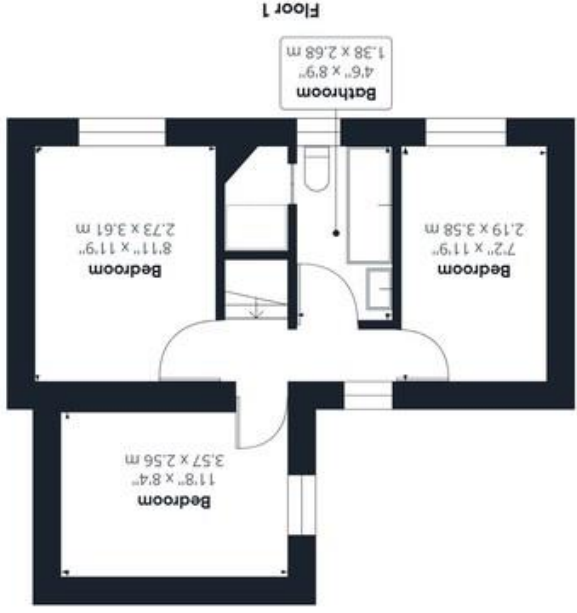
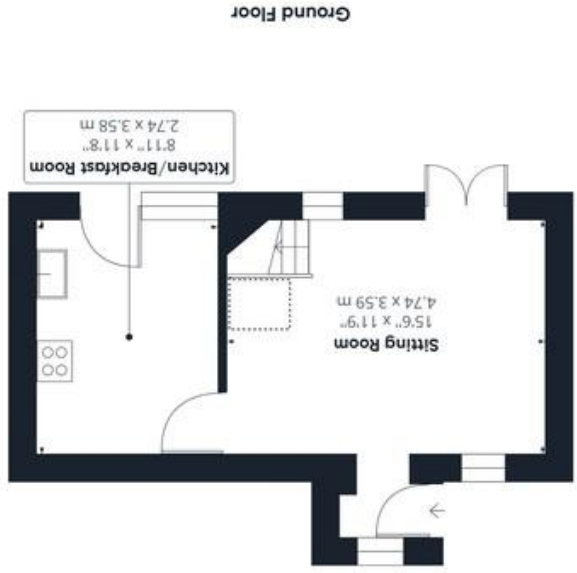
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Price:



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Approximate total area⁽¹⁾

675.60 ft²
62.77 m²

Reduced headroom

7.19 ft²
0.67 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360

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