

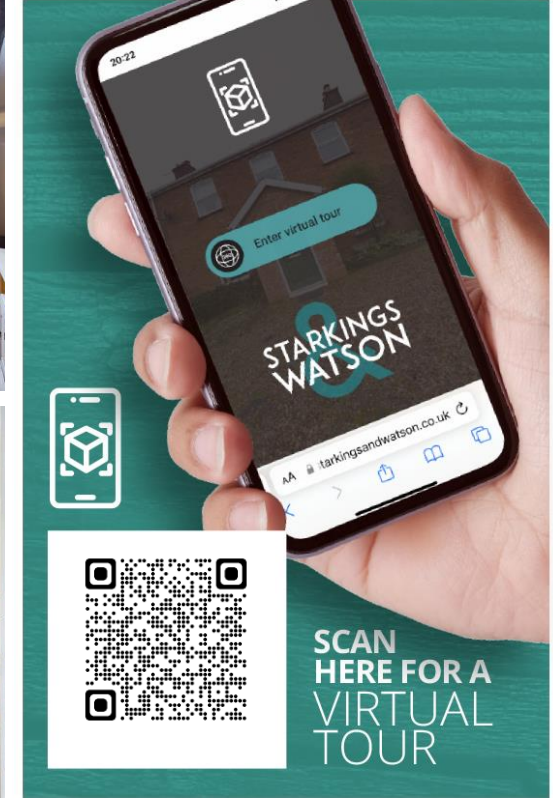
ACLE ROAD

# Moulton St. Mary, Norwich NR13 3AP

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON

- Detached Character Cottage
- Potential to Update & Extend (stp)
- Beautiful Panoramic Field Views
- Large Mature Plot of 0.23 Acres (stms)
- Two Reception Rooms & Garden Room
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Double Garage & Parking

### IN SUMMARY

This DETACHED CHARACTER COTTAGE occupies an ENVIABLE 0.23 ACRE PLOT (stms), with POTENTIAL to update and EXTEND (stp). With the KITCHEN UPGRADE COMPLETE, the property offers HUGE POSSIBILITIES to capitalise on the STUNNING COUNTRYSIDE VIEWS. Located on the edge of the village, there is PARKING and a DOUBLE GARAGE to the rear, with the gardens mainly to the side. The accommodation comprises of a 19' SITTING ROOM with a feature fire place, 16' DINING ROOM, 17' conservatory with an IMPRESSIVE VAULTED CEILING, and the 15' KITCHEN which offers THREE WINDOWS and a CENTRAL ISLAND including BREAKFAST BAR space - all finished with GRANITE SURFACES. A shower room is also tucked away downstairs. Heading up, THREE DOUBLE bedrooms can be found, with a FRONT to BACK MAIN BEDROOM of some 19' - perfect for an EN SUITE to be introduced, along with the family bathroom.

### SETTING THE SCENE

From the road a driveway leads to the main property,

parking area and double garage. The entrance from the road has been used for many years with permissive access rights, however the entrance is not included within the deeds of the property. The gardens wrap around to the front and side, with fencing currently installed to keep dogs and pets enclosed.

### THE GRAND TOUR

The kitchen door tends to be the main access, whilst there are clear options to create a porch or hall entrance if a new buyer wishes. You immediately step into the expansive kitchen, which has been modernised and finished to a high standard, whilst keeping the character, with an exposed brick fire place to one corner. Adorned with granite work surfaces, there is a range of cupboard units at low level, along with a central island and breakfast bar. The hob is set within the island, with an eye level electric oven and microwave to one side. The dishwasher is integrated, with space for an American style fridge/freezer and washing machine. A door leads into the dining room, a fantastic multi-purpose room centred around a feature fire place and cast iron wood burner, with wood flooring under foot. Twin windows face to front, with a door to the shower room and stairs. Heading into the sitting room, a sizeable but cosy room can be found, with windows to front and French doors to rear. A feature open fire place with a pamment tiled hearth creates an eye catching focal point. The conservatory extends the living space, with a beautiful vaulted ceiling and low level brick walling to all sides. Storage can be found



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under the stairs, along with a door to the shower room - a modern suite with a towel rail and tiled splash backs. Upstairs, the three double bedrooms lead off the landing, with the main bedroom being particularly large, with dual aspect windows, wood flooring and excellent potential for an en suite to be introduced. The family bathroom is next door including built-in storage, a bath and shower.

#### THE GREAT OUTDOORS

The gardens wrap around the front and side of the property, with a green house, grass and block paved pathway at the front. To the side, the lawned space is much more expansive, with views over the adjacent open countryside. Low level fencing encloses the garden, with the physical boundary being slightly further out. To the rear of the garage the oil tank can be found, whilst the garage includes twin double doors to front, storage above, power and lighting.

#### OUT & ABOUT

Moulton St Mary is a Rural Village located just outside of the village of Acle. The village of Acle has a variety of shops, two small supermarkets, a pub and café. Schooling is well catered for with pre-school, infant and junior schools and a High school. This thriving village is situated in the heart of the sought after Norfolk Broads, just 8 miles from the ever popular holiday resort of Great Yarmouth. Norwich is 12 miles west and easily accessible by road and rail.

#### FIND US

Postcode : NR13 3AP

What3Words : ///inert.fetch.faster

#### 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.

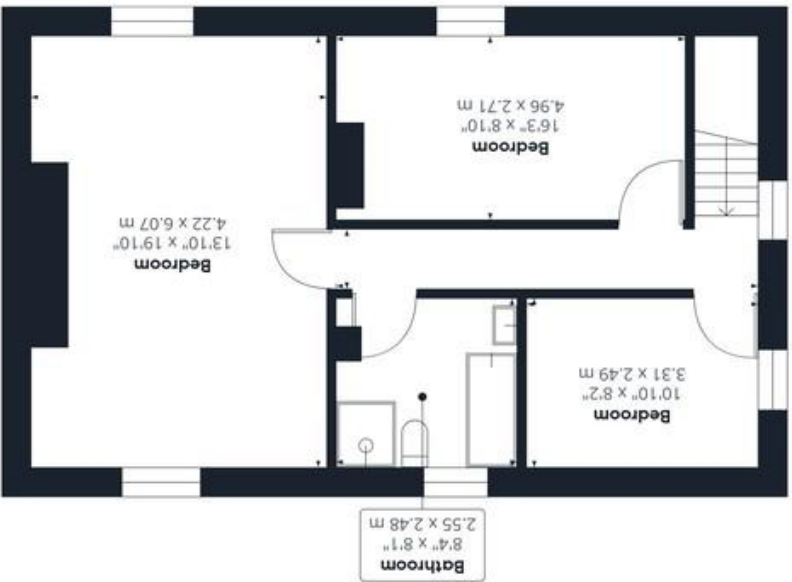
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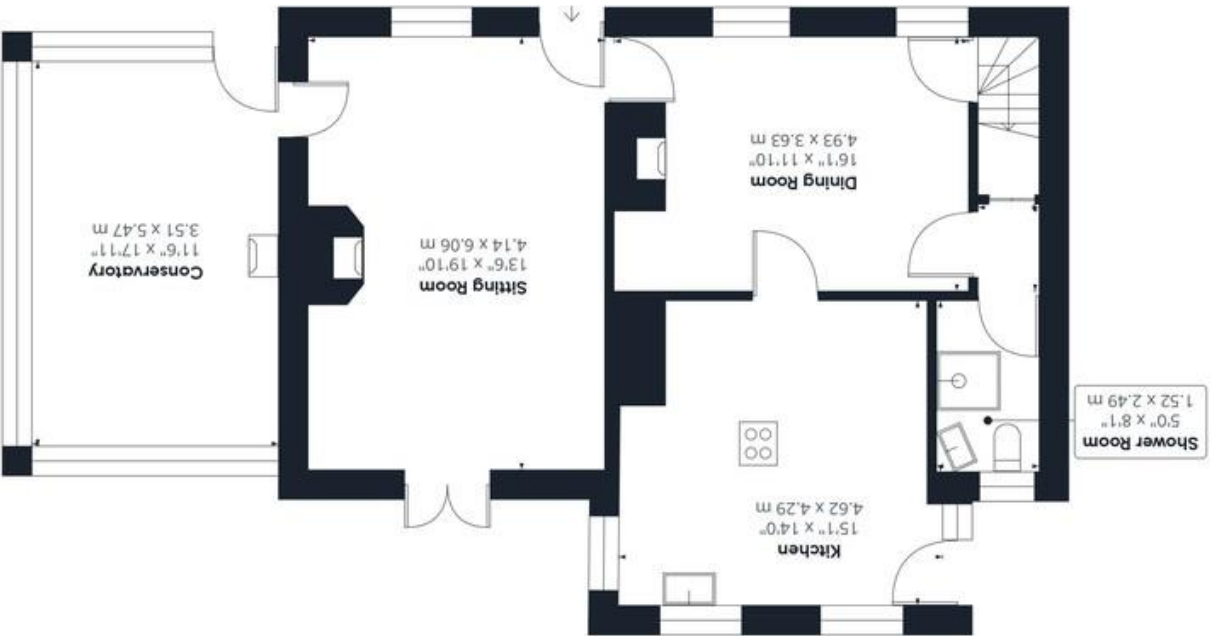
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Floor 1 Building 1



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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1582.53 ft<sup>2</sup>  
147.02 m<sup>2</sup>