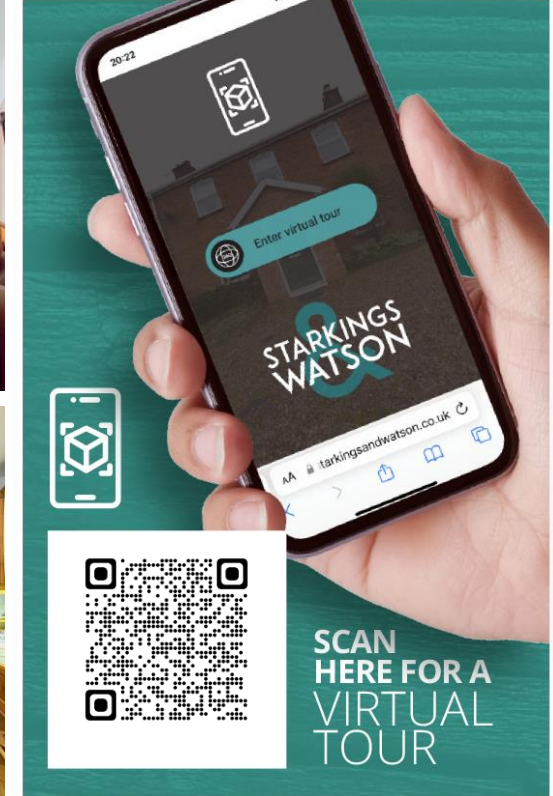


ST. EDMUNDS ROAD
Acle, Norwich NR13 3BP

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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- Walking Distance to Amenities
- Chalet with Flexible Accommodation
- Solid Wood Kitchen
- Conservatory
- 2022 Installed Family Bathroom
- 2023 Installed Central Heating Boiler
- Up to Four Bedrooms
- Landscaped Gardens

IN SUMMARY

Over 1000 Sq. ft (stms) of HIGHLY FLEXIBLE accommodation, this ideal home for a FAMILY or those seeking EXCELLENT AMENITIES on your DOORSTEP includes a 2023 installed gas fired CENTRAL HEATING BOILER, Hilarys shutters and a 2022 installed FAMILY BATHROOM. With AMPLE PARKING to front, gated access leads to the rear garden with a LARGE SHED and ample space on the LAWN and PATIO for outside entertaining. The HALL ENTRANCE leads to the sitting room, SPACIOUS solid wood KITCHEN/BREAKFAST ROOM which in turn leads to a CONSERVATORY, W.C, LUXURY FAMILY BATHROOM with a ROLLED TOP BATH and two double bedrooms - one with a RANGE of SHARPS WARDROBES. Upstairs, TWO further BEDROOMS can be found, with EXTENSIVE EAVES STORAGE.

SETTING THE SCENE

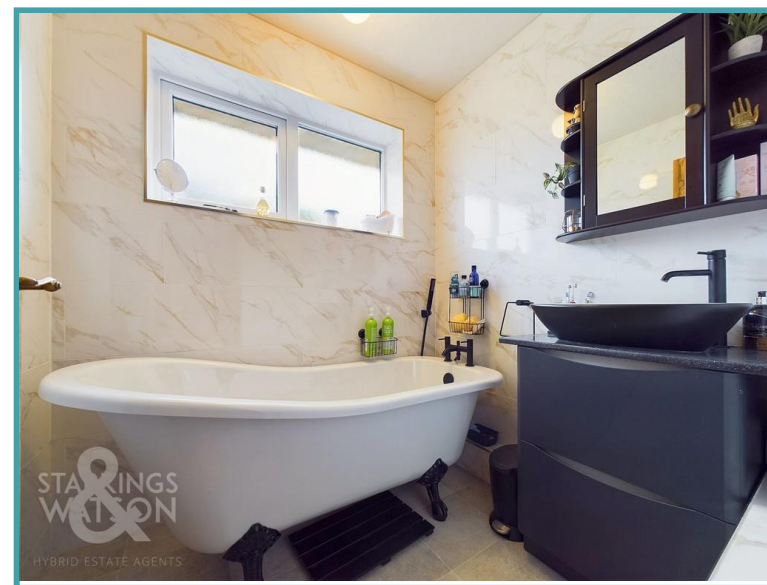
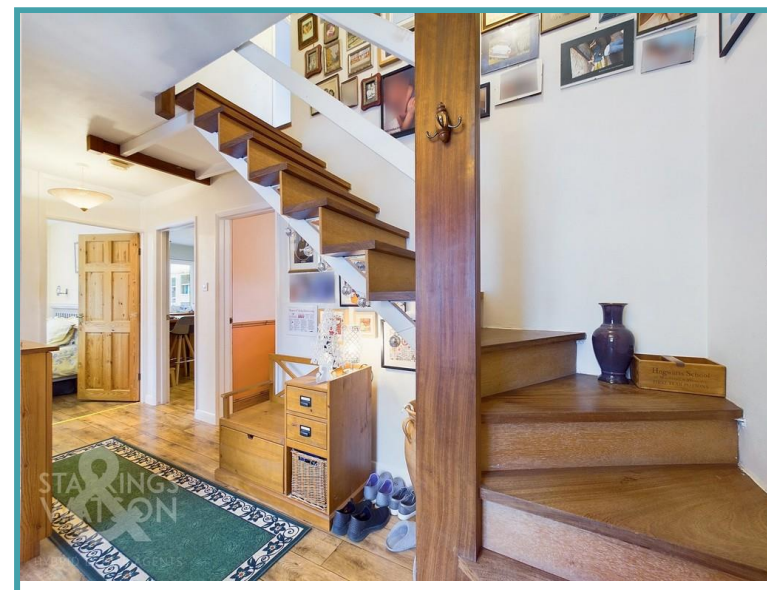
Set back from the road, a shingle frontage is partially enclosed behind low level brick walling. Ample parking is provided, with access leading to the main property and gated rear garden.

THE GRAND TOUR

The uPVC double glazed door leads to the entrance hall, a warm and inviting room with stairs rising up to the first floor, and wood effect flooring running under foot. The first door to your right is a ground floor bedroom, currently used as a snug - finished with fitted carpet and a uPVC double glazed window to front. The luxury family bathroom sits opposite, with quality tiled walls, and a feature rolled top bath with a shower over. The hand wash basin sits on top of a bespoke vanity unit with storage and a mixer shower tap. A separate W.C also with tiled walls and flooring sits next door. The main sitting room is a fantastic size, finished with wood effect flooring, a feature fire place and a large picture window facing to front. The main bedroom faces to the rear, with a bespoke range of Sharps wardrobes offering excellent storage. The solid wood kitchen/breakfast room offers extensive storage and work surface space, including room for a Range style cooker and general white goods. The sink unit is a ceramic butler sink, whilst an area of work surface creates a breakfast bar. A window and door leads to the conservatory, with wood effect flooring, heating and a range of uPVC double glazed windows which look onto the landscaped rear garden. Upstairs, the two final bedrooms lead off the landing, both with uPVC double glazing and built-in eaves storage.

THE GREAT OUTDOORS

The rear garden has been landscaped with a raised lawned garden surrounded by timber sleepers. An



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area of patio offers seating space, whilst the garden is fully enclosed with timber panelled fencing. A timber shed offers excellent storage, whilst various borders offer planting.

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 3BP

What3Words : ///unstable.alpha.bravest

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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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.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
1031.88 ft²
95.86 m²

Reduced headroom
10.26 ft²
0.95 m²

