



THE STORY OF

49a Damgate Lane

Acle, Norfolk

SOWERBYS



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Acle, Norfolk
NR13 3DJ

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- Beautiful Grand Design
- High Quality Throughout
- SieMatic Luxury Kitchen
- Stunning Sitting and Dining Room
- Abundance of Space
- Lutron Lighting
- Gorgeously Landscaped Grounds
- Well-Appointed Annexe
- Gym and Garage
- Self-Contained Studio/Office
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“...captivated by the impeccable finish and thoughtful design...”

Nestled within an enchanting, secluded setting, this extraordinary residence boasts exceptional craftsmanship and design. The two zinc angular butterfly roofs gracefully crown the rendered façades, presenting a true masterpiece reminiscent of a Grand Design home.

Upon entering, one is immediately captivated by the impeccable finish and thoughtful design curated by the owners. The sophistication, warmth, and distinctive aesthetic makes this home truly unique. The SieMatic kitchen, characterised by its clean lines, transforms cooking and entertaining into a delightful experience. The open-plan

living and dining area, bathed in natural light through expansive corner bi-fold doors, offers a perfect space to unwind. A highlight is the clever use of wooden panelling seamlessly climbing the walls and ceiling, enhanced by Lutron lighting to set the desired mood.

For moments of tranquillity, the snug provides a secluded retreat, which can be used as a modern ground floor bedroom with an adjacent beautiful shower room offering convenience. Additional amenities include a utility room and back hall with ample storage.





The staircase features concealed lighting and glazing. The principal bedroom exudes a boutique ambience, complemented by a stylish modern ensuite bath and shower, akin to a boutique hotel. This room leads to a glazed balcony, sheltered with an overhung roof and tastefully lit. Two more bedrooms, a study (or additional bedroom), and a modern family bathroom complete the upper level.





Outside, the meticulously landscaped grounds with a porcelain terrace provide an ideal setting for entertaining. A well-appointed studio, equipped with a kitchenette and separate cloakroom, serves as a perfect home office. There is also further potential for landscaping.

For those in need of additional rooms, the separate, beautifully presented annexe mirrors the main home's standard. A well-fitted kitchen and sitting room, a bedroom, and a modern bathroom offer comfortable living. The annexe also features a superb gym space with a cloakroom and a separate garage, providing a comprehensive living experience.

“The contemporary studio and annexe design seamlessly blend with the main residence and outdoor landscapes, while offering all the comforts of outdoor living. This unique combination creates a truly versatile space right in your backyard where you can relax, work, exercise, or pursue hobbies.”





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Acle

IS THE PLACE TO CALL HOME



Acle is a large village located in the county of Norfolk, England, approximately 10 miles east of the city of

Norwich. Its ideal location

places it within easy reach of both the bustling city and the peaceful countryside, making it a desirable place to live for those seeking a balance between urban and rural lifestyles.

One of the village's main attractions is its proximity to the Norfolk Broads, a vast network of navigable waterways that wind through the surrounding countryside. This makes Acle an excellent base for exploring the area by boat or on foot, with plenty of opportunities for fishing, birdwatching, and other outdoor activities.

For those who enjoy the buzz of city life, Norwich is just a short drive or train journey away. The city is known for its historic architecture, vibrant cultural scene, and excellent shopping and dining options, making it a popular destination for both tourists and locals alike.

As for the lifestyle you may have living in Acle, it is a peaceful and friendly community with a strong sense of community spirit. The town boasts a range of local amenities, including a supermarket, further shops, pubs, cafés and restaurants, as well as excellent schools and healthcare facilities. Furthermore, there is a library and train station as well as a small weekly market. There are also several parks and nature reserves in the area, including the Acle Marshes Nature Reserve, which is home to a variety of rare bird species.

Overall, Acle offers the best of both worlds - the tranquillity of rural living combined with easy access to the amenities and cultural attractions of a thriving city as well as other parts of Norfolk, with regular bus and train services. Whether you're a nature lover, a city slicker, or simply seeking a relaxed and welcoming community, Acle has something to offer everyone.



Note from The Vendor



“This stunning home is known for its contemporary design, exuding elegance, luxury, and wealth throughout. The aesthetics of this property complement the attractive layout, enhancing functionality with the calming sight of greenery that can be enjoyed all year round.

This is a highly desirable property”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump and underfloor heating to both floors.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 0730-1432-1009-0363-2296

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mango.leader.pickup

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