



St. Edmunds Road, Acle - NR13 3BP

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## St. Edmunds Road

Acle, Norwich

This detached bungalow occupies an elevated plot with WRAP AROUND GARDENS and a DOUBLE DRIVEWAY to the rear. Having been UPDATED and MODERNISED, including a 2022 installed gas fired CENTRAL HEATING BOILER, the property is perfectly situated close to LOCAL AMENITIES, whilst being in a quiet CUL-DE-SAC setting. With a traditional layout inside, the porch and hall entrance leads to the 17' SITTING ROOM, adjacent 15' KITCHEN, TWO DOUBLE BEDROOMS and the refitted family bathroom. A useful laundry room offers further storage and space for white goods. The gardens WRAP AROUND the bungalow, with a PRIVATE COURTYARD to the side, providing access to the GARAGE and WORKSHOP.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Prominent Elevated Bungalow
- Updated & Modernised Interior
- Porch & Hall Entrance
- Sitting Room with Garden Views
- Re-fitted Kitchen & Adjacent Laundry Room
- Two Double Bedrooms
- Family Bathroom with Shower
- Wrap Around Gardens, Garage & Workshop

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.

#### SETTING THE SCENE

Low level timber fencing encloses the garden with a gate leading to the front pathway The driveway is double in width, with an area of hard standing and shingle, leading to the garage and workshop.



## THE GRAND TOUR

Heading inside the uPVC double glazed entrance door, an internal door takes you to the inner hall, with wood effect flooring and a loft access hatch above. Doors lead off to the bedroom and living accommodation, starting with the sitting room. A picture window looks over the gardens, with wood effect flooring running under foot, and room for soft furnishings and a dining table. The kitchen sits next door, with a quality range of wall and base level units, along with solid wood work surfaces and an inset sink and drainer unit. An inset ceramic hob and built-in electric coven are included, along with an integrated fridge freezer. Contrasting tiled splash backs create a contemporary look, with a rear door taking you into the laundry room - providing room for white goods and a door to the garden. The two double bedrooms sit to the right, both with wood effect flooring and double glazing. Serving both bedrooms, the family bathroom has been finished with a modern three piece suite including a rainfall shower over the bath, storage under the sink and Aqua board splash backs to the walls.

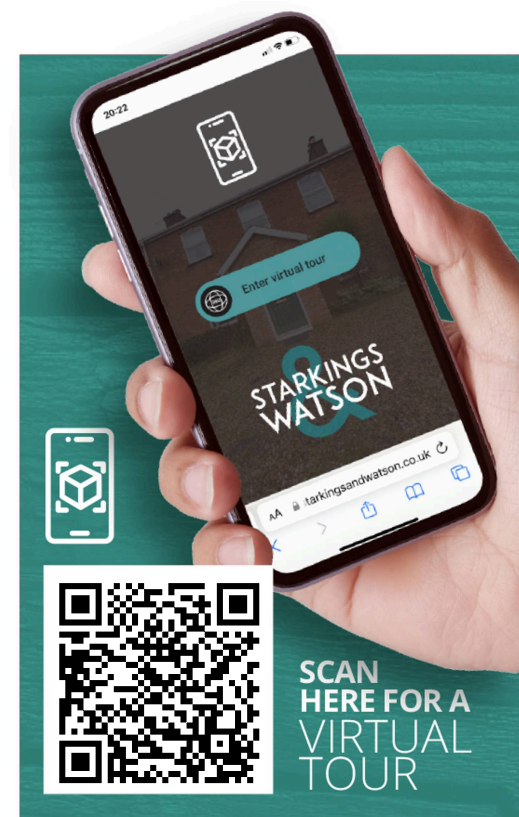
## FIND US

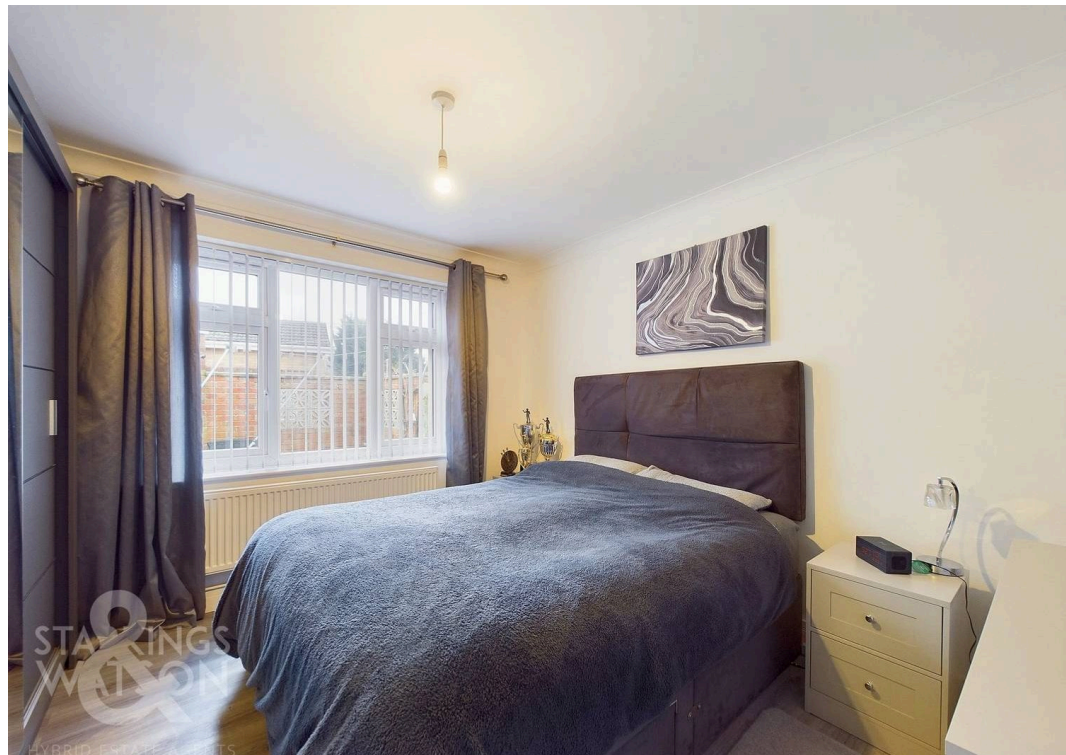
Postcode : NR13 3BP

What3Words : ///manager.attaching.drums

## VIRTUAL TOUR

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



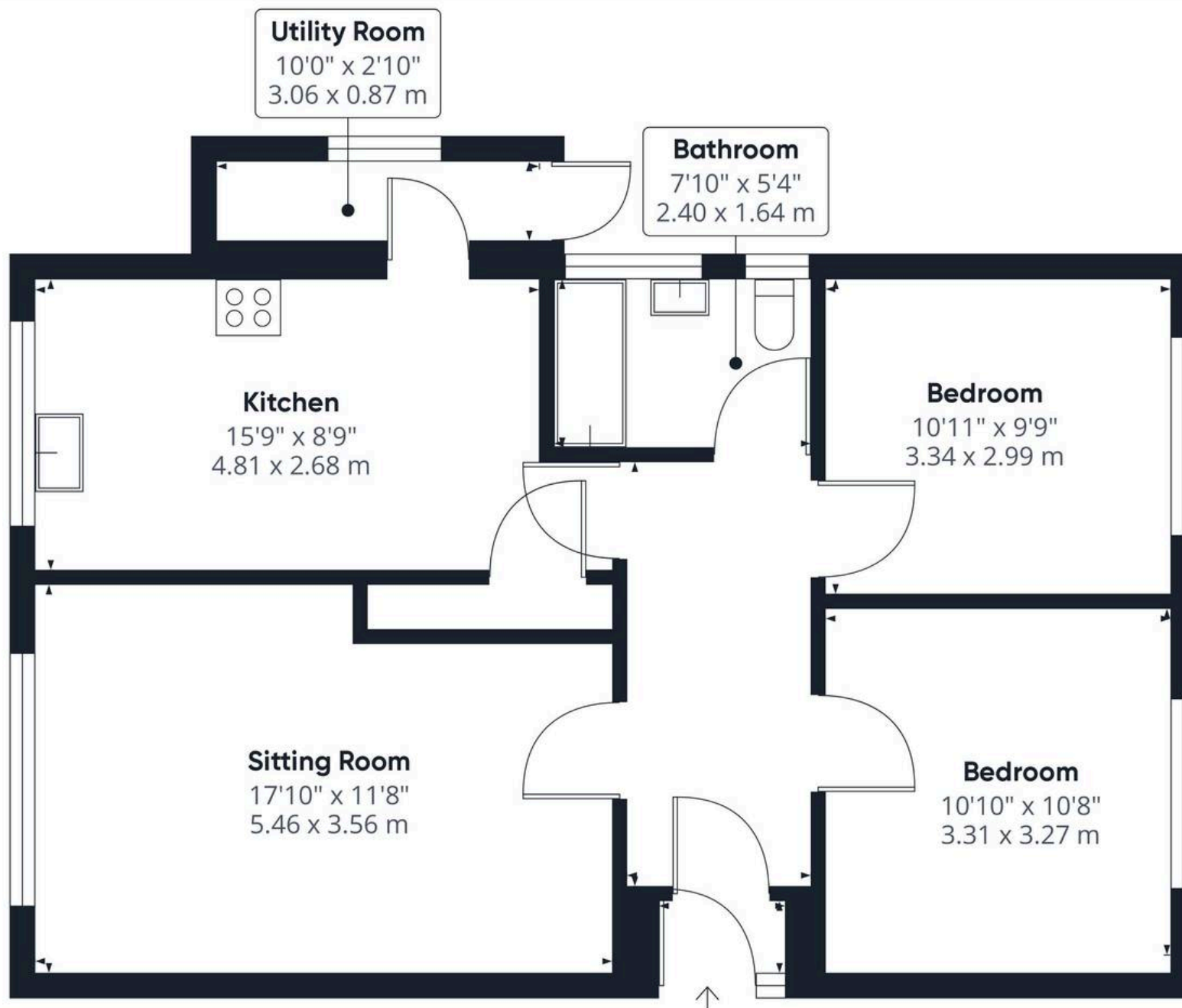




## THE GREAT OUTDOORS

The gardens wrap around the bungalow, being laid to lawn and predominantly to the front and side. Planted borders run around the edge of the garden, with an area for growing fruit and vegetables - including a green house and timber shed. A private hard standing courtyard sits to the side, with a door leading from the laundry room. The garage and workshop are open plan, with an up and over door to front, personnel door to front, power and lighting.





Approximate total area<sup>1)</sup>

750.35 ft<sup>2</sup>

69.71 m<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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