

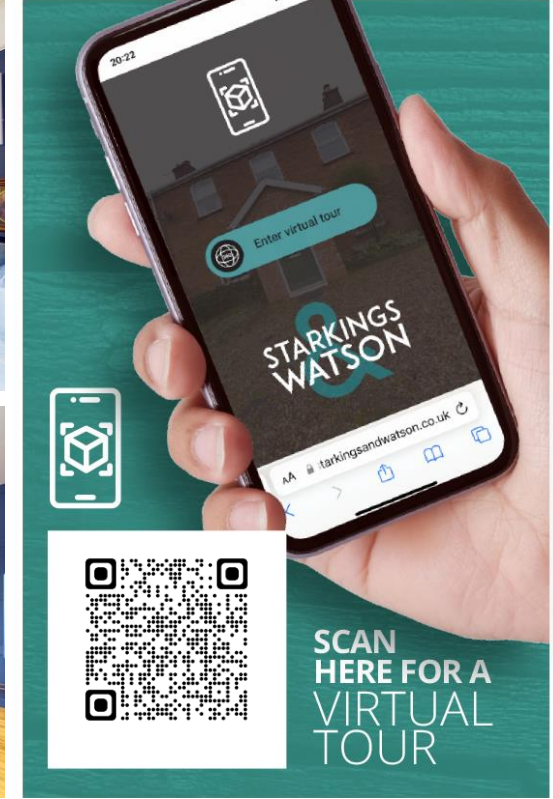
# CROSSWAY TERRACE

## Acle, Norwich NR13 3QT

Freehold | Energy Efficiency Rating : D

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

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# STARKINGS & WATSON

- Semi-Detached Character Home
- Updated Interior with Modern Touches
- Off Road Parking & Storage
- Courtyard Style Garden
- Hall Entrance
- Sitting Room with Open Fire
- Kitchen/Dining Room with Central Island
- Three Bedrooms

#### IN SUMMARY

Renovated in 2017, this end-terrace home offers CHARACTERFUL LIVING at its FINEST, with EASY to MAINTAIN OUTSIDE SPACE, and a position which ensures EVERY DAY AMENITIES are only minutes away on foot! With some 970 Sq. ft (stms) of internal accommodation, the STRIKING DECOR has been finished to ENHANCE the SPACE and HIGH CEILINGS, adding a WARM and COSY ATMOSPHERE, perfect for sitting around the OPEN FIRE in the sitting room. Coupled with MODERN LIVING, the KITCHEN is centred around a LARGE ISLAND whilst FRENCH DOORS lead to the courtyard style garden. Upstairs, THREE BEDROOMS lead off the landing, including the BAY FRONTED MAIN BEDROOM, with the PERIOD STYLE BATHROOM finished with ATTRACTIVE TILING and a rolled top bath with SHOWER. Outside, the GARDEN enjoys a PRIVATE SETTING, with PARKING to front.

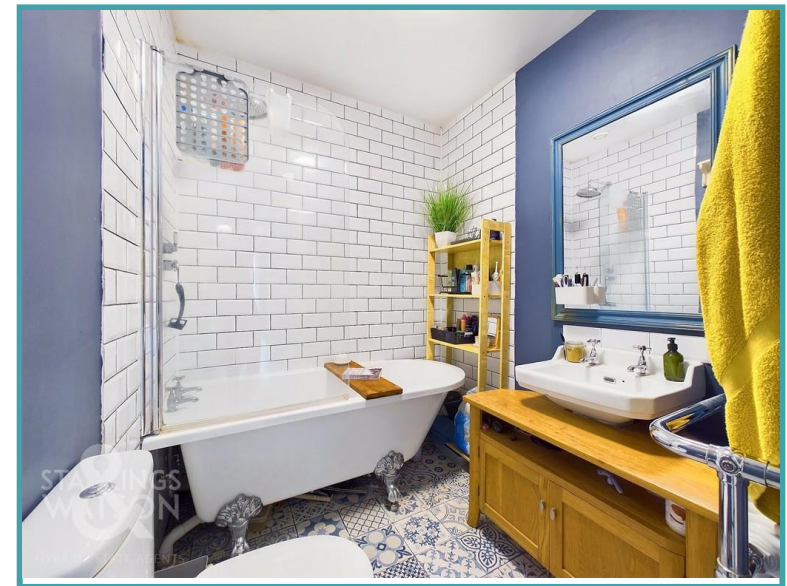
#### SETTING THE SCENE

Standing proud on the South Walsham Road, the property is elevated with a lawned and planted

frontage, along with a hard standing driveway offering parking to the side and gated access to the gardens.

#### THE GRAND TOUR

Upon entering you can immediately appreciate the characterful finish, with wood panelled walls and wood effect flooring. The stairs lead off to your right, with the kitchen open plan, along with storage under the stairs. A part glazed door leads to the left, to the cosy sitting room with a feature open fire place with bespoke built-in storage to either side of the chimney, and a high level ceiling with picture rail running around the room. The front bay window floods the room with natural light. The kitchen has been created and personalised to the current vendors style, with contrasting storage units, and a central island with a granite work surfaces. Space is provided for a large gas fired range style cooker, along with room for general white goods. The end wall has been wood panelled to create a feature, and finished with a vertical radiator. Windows face to front and French doors to side, offering excellent natural light, whilst curved solid wood breakfast bar leads off the island - the perfect space for morning coffee. The upstairs landing is carpeted and offers a window to rear, showing an attractive view over the terrace row beyond. The three bedrooms lead off, all with high ceilings, and including the large main bedroom with a feature fire place and bay window with bespoke window seating. A storage cupboard can be found over the stairs, whilst all the rooms enjoy the high ceilings. Lastly, the family bathroom completes the



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property, with tiled splash backs, a three piece and a rainfall shower over the bath.

### THE GREAT OUTDOORS

The courtyard garden offers a blend of artificial lawn and hard standing patio set under a covered seating area. Enclosed with timber panelled fencing, a timber garage building forms the rear boundary, offering storage with double doors to front.

### 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. 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.

### FIND US

Postcode : NR13 3QT

What3Words : ///worms.telephone.reinstate

### 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

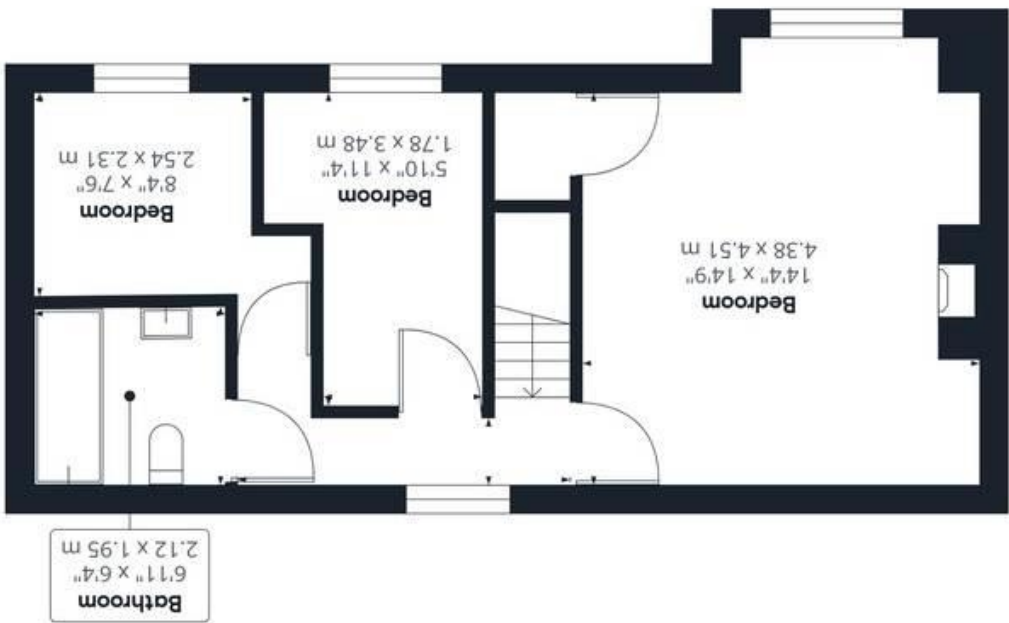
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
978.4 ft<sup>2</sup>  
90.9 m<sup>2</sup>

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WATSON

Floor 1



Ground Floor

