

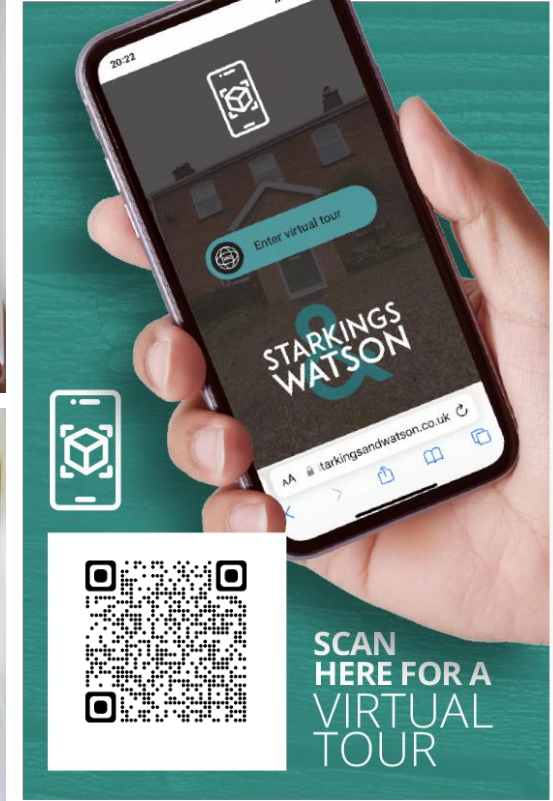
MILL LANE

Acle, Norwich NR13 3BJ

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- No Chain!
- Semi-Detached Home
- Move-In Condition
- Two Spacious Reception Rooms
- Modern Fitted Kitchen & Separate Utility Room
- Family Bathroom & Ground Floor W.C
- Three Bedrooms
- Ample Parking & Private Gardens

IN SUMMARY

NO CHAIN. With over 930 Sq. ft (stms) of accommodation, this UNIQUE semi-detached HOME enjoys a TUCKED AWAY and NON-ESTATE SETTING. With AMPLE PARKING and WRAP AROUND GARDENS, there is huge potential to EXTEND and RE-MODEL the property, capitalising on the PRIVATE SETTING. Ready to MOVE-IN, the accommodation comprises TWO RECEPTION ROOMS off the entrance hall, with a 10' KITCHEN, utility room and W.C. Upstairs, THREE BEDROOMS lead off the landing, with a useful STORAGE CUPBOARD, and sizeable family bathroom with a SHOWER over the bath. Outside, the GARDENS are found to the front, side and rear, including a PATIO at the rear, where PRIVACY and SECLUSION can be enjoyed.

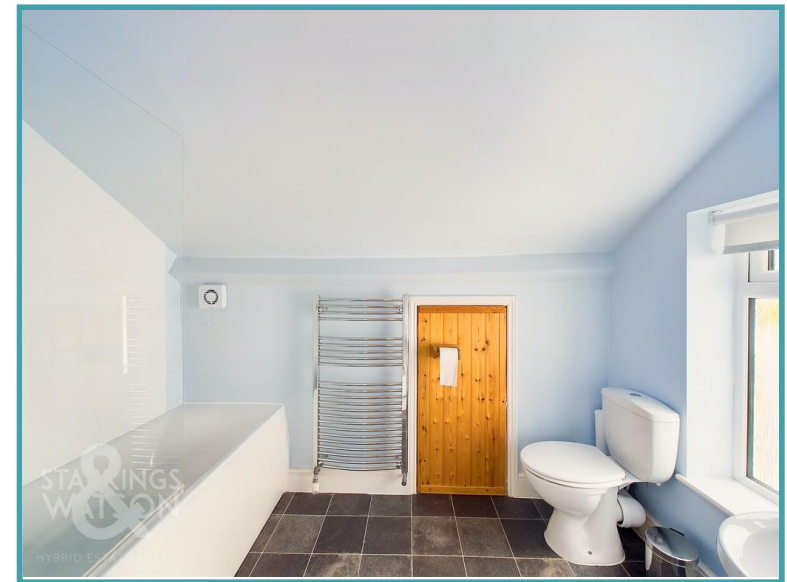
SETTING THE SCENE

At the end of the private road, a shingle driveway can be found, offering parking and turning space. With hedging and fencing to the boundaries, a large area of lawned gardens can be found to front, with a useful timber built storage shed. The gardens are open to the

side, where the rear of the house was the original front many years ago.

THE GRAND TOUR

Heading in the front door, you lead straight into the kitchen where a range of modern wall and base level units can be found. The electric hob and built-in electric double oven are integrated, with space for general white goods. Tiled splash backs run under foot and into the rear utility room. The gas fired central heating boiler is wall mounted, and an area of work surface allows for a washing machine to be positioned below. A further door takes you to a W.C, also with tiled splash backs, tiled flooring, and a heated towel rail. Heading into the main living space, a dining room leads from the kitchen, with wood effect flooring, window to front and a useful under stairs storage cupboard. The inner hall was the original entrance hall with a uPVC double glazed door to the garden, and a further door to the main sitting room, centred on a feature open fireplace, with high ceilings and uPVC double glazed window to rear. Upstairs, the landing includes a window to side and built-in cupboard, with doors to the three bedrooms - two with feature fire places. The family bathroom is a sizeable room with a white three piece suite comprising a bath with shower over, tiled splash backs and tiled effect flooring. A useful eaves cupboard offers storage.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



THE GREAT OUTDOORS

The gardens wrap around the property, leading from the front garden where an area of grass continues to the side, with a well-stocked range of flower and shrub borders, along with a raised bed. The lawn continues to the rear, along with a patio which leads from the entrance hall - enjoying a non-overlooked rear aspect.

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 3BJ

What3Words : ///tucked.deep.broached

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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

starkingsandwatson.co.uk

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 bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹

939.3 ft²
87.26 m²

Reduced bedroom

2.75 ft²
0.26 m²

