

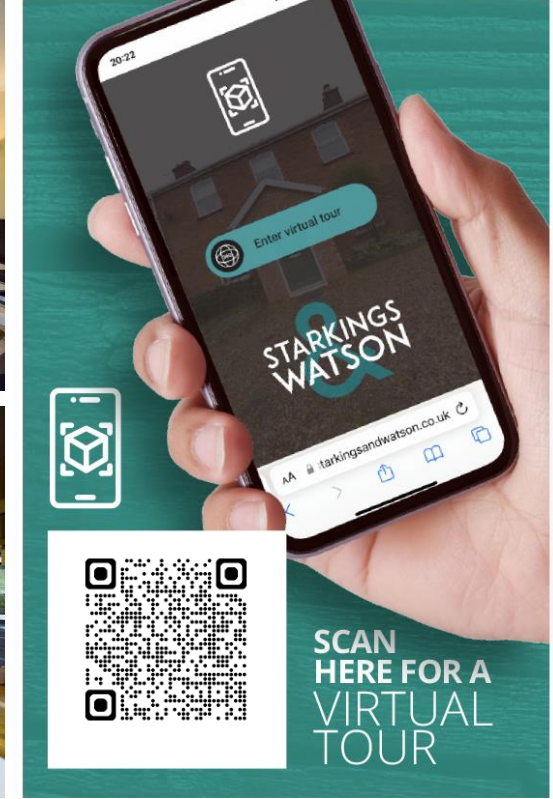
THE DRIVE

Acle, Norwich NR13 3RF

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Non-Estate & Private Location
- Potential to Update & Extend
- Sitting Room with Feature Corner Window
- Kitchen & Adjacent Dining Room
- Three Bedrooms
- Shower Room
- Garage & 0.27 Acre Plot (stms)

IN SUMMARY

NO CHAIN. This 1047 Sq. ft (stms) detached bungalow occupies a 0.27 ACRE PLOT (stms), within a NON-ESTATE SETTING, only a short walk from the CENTRE of ACLE. Located at the END of THE DRIVE, the property offers POTENTIAL to UPDATE and MODERNISE, capitalising on the LARGE WINDOWS and BRIGHT INTERIOR. Whilst there is CLEAR POTENTIAL to EXTEND (stms), the property offers a WELL FORMED LAYOUT which is centred around an L-SHAPE HALL ENTRANCE. Three bedrooms can be found to the front, with a SPACIOUS SHOWER ROOM, 15' KITCHEN/BREAKFAST ROOM, and OPEN PLAN sitting/dining room with its FEATURE CORNER WINDOW. The GARAGE forms part of the main building along with a boiler cupboard. The GARDENS wrap around the sides and rear, with a HOST of PLANTING and SHRUBBERY, along with storage.

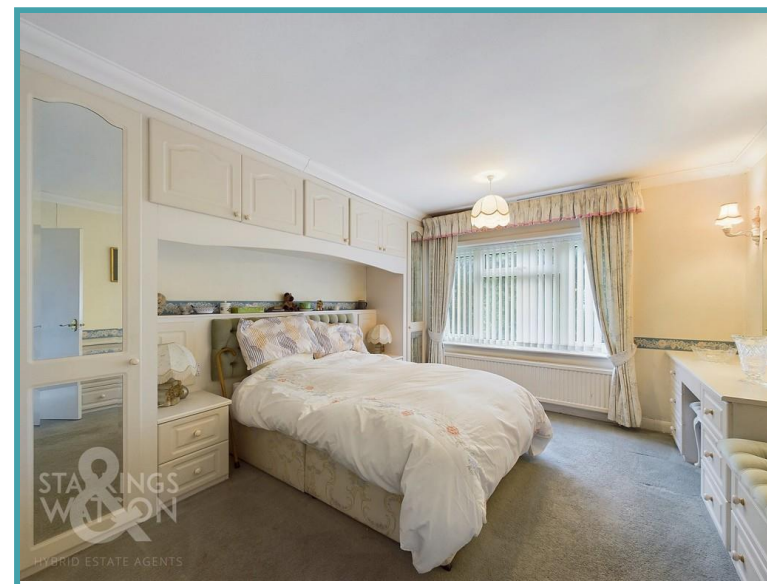
SETTING THE SCENE

Following The Drive to the very end, a low level fence with brick pillars leads to the open driveway. With an abundance of planting and a sweeping lawn, the

property sits back, enjoying a central position within its plot. The driveway is laid to shingle and leads to the integral garage and front door. There is potential for further parking to be created if needed.

THE GRAND TOUR

A double glazed entrance door leads you into the L-shaped hall entrance. With fitted carpet under foot, the first doors you arrive at take you to the bedrooms. The first on your right is the principal bedroom which is finished with a range of built-in wardrobes, and a window to front. Next door, the third bedroom offers a side facing view, and has been used as a study most recently. Opposite, the second bedroom also offers a front facing view, with further built-in storage. The shower room is also next door, once being a bathroom, but now finished with a large double shower cubicle, storage under the sink and a tiled splash backs. The dining room and sitting room are open plan, with the dining room leading off the hall entrance. With fitted carpet and exposed brick, a hint of the bungalows age is apparent, with large windows framing the garden views. The sitting room is centred on the fire place, but the showstopper is the feature corner uPVC double glazed window which truly opens up the property into the garden. Lastly, the kitchen completes the property, with a fairly extensive range of storage units, an inset electric ceramic hob and built-in eye level electric double oven. There is space for general white goods, and a door to side where the exterior boiler cupboard can be found - housing the oil fired central heating boiler.



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



THE GREAT OUTDOORS

The rear garden is a real treat, wrapping around the property, with large expanses of lawn, but also planting, shrubbery and hedging. The garden offers various raised sections, areas to sit and enjoy the quiet surroundings, but also access to the various outbuildings including a potting shed. Hedging and fencing can be found to the boundaries, with various hedging splitting up sections of the garden, allowing for working and family spaces to be separated.

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 3RF

What3Words : ///grudging.whizzed.embodied

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.

(1) Excluding balconies and terraces

Approximate total area (1)
1047.82 ft²
97.35 m²

