



Nursery Close, Acle - NR13 3EH

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## Nursery Close Acle, Norwich

Within WALKING DISTANCE to local SCHOOLING, AMENITIES and the centre of ACLE, this SPACIOUS semi-detached home is LARGER than similar detached properties, with the GARAGE CONVERSION allowing for a FOURTH BEDROOM or further reception room. Finished with a 2023 installed electric fuse box, uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, the property is set back from the road, with OFF ROAD PARKING provided. The accommodation comprises an entrance PORCH, OPEN PLAN sitting/dining room, bedroom/family room including a LARGE STORAGE CUPBOARD under the stairs and FITTED KITCHEN to the ground floor. The first floor offers THREE DOUBLE BEDROOMS and a spacious bathroom with a SEPARATE SHOWER CUBICLE. To the rear, an enclosed lawned garden can be found, with patio area and MATURE SHRUBBERY and HEDGING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Home
- Hall Entrance
- Two Reception Rooms
- Fitted Kitchen
- Spacious Family Bathroom with Shower
- Driveway Parking
- Enclosed Gardens





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

Occupying a corner plot, a shingle driveway offers parking to front with an adjacent area of lawn and raised beds which border the main front and side of the property. Access leads to the rear whilst a step takes you into the front entrance door.

#### THE GRAND TOUR

The porch entrance is finished with fitted carpet whilst offering space for coats and shoes, with a door taking you into the main sitting/dining room with a window to front and rear - offering excellent natural light. This spacious open plan room offers a variety of uses whilst double doors lead off to a further bedroom/reception room which has been used as a family and entertaining room with built-in downstairs storage and a window to front. The kitchen offers a u-shaped arrangement of wall and base level units including space for cooking appliances and general white goods, with tiled splash backs and flooring, wall mounted gas fired central heating boiler, window and door leading to the rear.







## 36 Nursery Close Acle, Norwich

Heading upstairs, the carpeted landing leads to three bedrooms - all of which can house a double bed if required, and are served by the main family bathroom which offers a four piece suite including a separate shower cubicle and bath, with wood panelled splash-backs and a window to rear.

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VIRTUAL TOUR

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## GARDEN

THE GREAT OUTDOORS Heading outside, the rear garden is enclosed with timber panel fencing and raised beds. Offering two patio seating areas which include one to the far corner of the garden and one which stretches across the width of the property, the garden is bordered by a range of trees with access leading to the adjacent lean to storage which takes you to the front of the property.

## DRIVEWAY

2 Parking Spaces



20:22

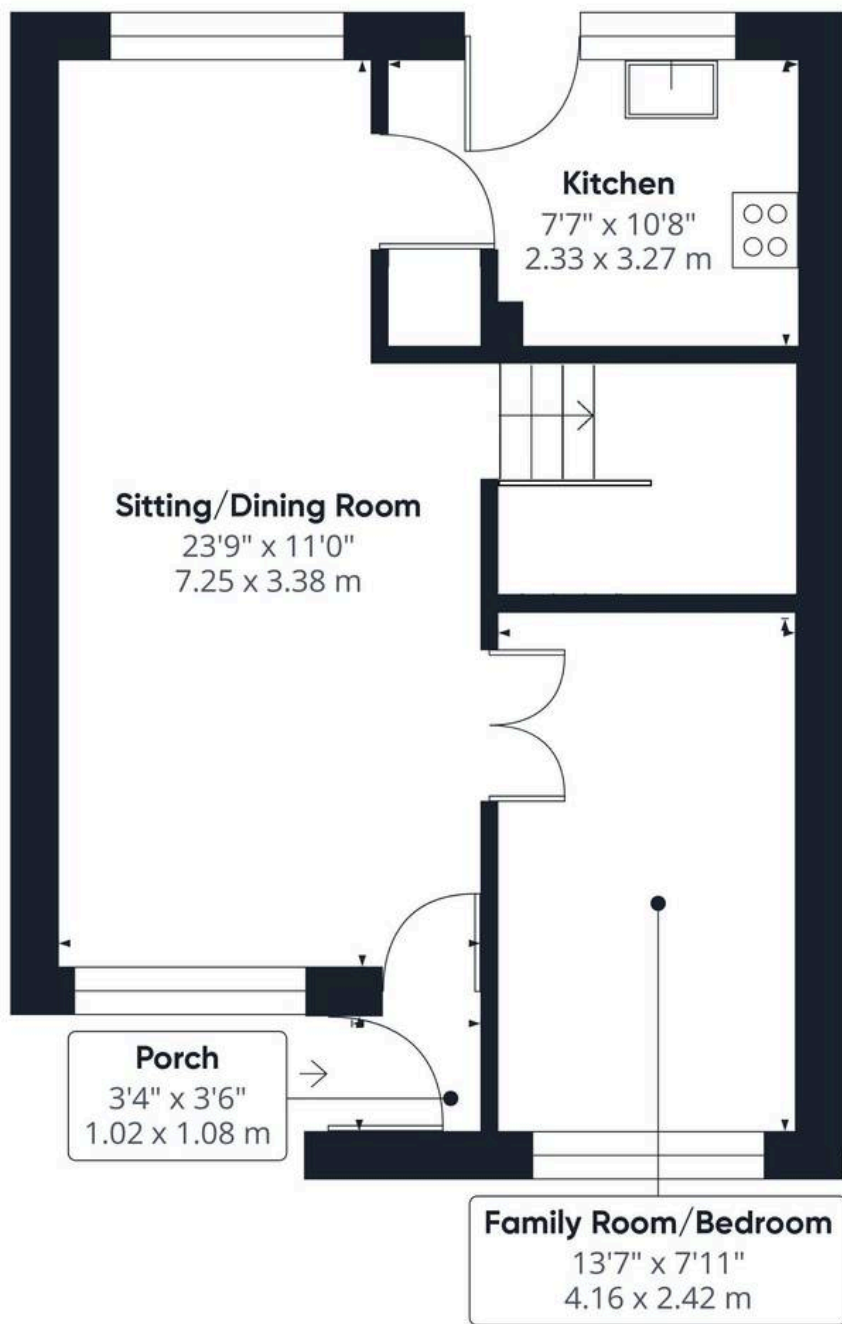
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Ground Floor



Floor 1

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

850.79 ft<sup>2</sup>

79.04 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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