



Beighton Road, Acle - NR13 3DD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Beighton Road

Acle, Norwich

NO CHAIN. With OVER 1150 Sq. ft (stms), this EXTENDED semi-detached home offers a 0.13 ACRE PLOT (stms) and a SETTING on the fringes of Acle. Close to the A47 for easy access, the property includes a LARGE SHINGLED DRIVE to front and a USEFUL REAR ACCESS with lockable gates - ideal for CARAVAN or TRAILER STORAGE. Having been RENOVATED and MODERNISED in recent years, a MODERN HEATING and ELECTRIC SYSTEM has been installed, with UNDER FLOOR HEATING in the KITCHEN. The accommodation includes a HALL ENTRANCE, 20' sitting room, and a LARGE 20' KITCHEN/DINING ROOM with a central ISLAND and GARDEN ACCESS. Built-in storage and the W.C lead off. One of the BEDROOMS is located on the GROUND FLOOR with a MODERN EN SUITE SHOWER ROOM. The first floor includes THREE BEDROOMS and the family bathroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Modernised Home
- Semi-Detached with Front Driveway
- Gated Rear Access
- Over 1150 Sq. ft (stms)
- 20' Sitting Room
- 20' Kitchen/Dining Room
- Four Bedrooms
- Large Garden with 0.13 Acre Plot (stms)



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.

SETTING THE SCENE

Overlooking fields to front, a large shingle driveway offers off road parking with gated access to the rear. A range of planting to front adds colour throughout the year.

THE GRAND TOUR

The attractive part glazed composite entrance door lead into the tiled entrance hall, with the stairs leading straight up. The main sitting room is located on the left, with the ground floor double bedroom to your right. With wood flooring underfoot, windows to front and side allow for excellent natural light, with contrasting painted walls and an opening to the en suite. This modern and contemporary room includes a three piece suite with an attractive sink unit with storage below, and a geo-metric tiled shower cubicle with a rainfall shower. Heading back to the sitting room, views can be enjoyed to the front, with herringbone style wood effect flooring running through the space, along with a useful storage cupboard to one side. The kitchen/dining room is open plan, with an L-shape arrangement of units and a central island. The island has been cleverly designed as a breakfast bar with concealed power below. Appliances include an eye level electric double oven, inset electric ceramic hob, fridge freezer and dishwasher.



NGS
AGENTS



Beighton Road

Acle, Norwich

There is ample space for a dining table, with a door to rear and French doors to the side. An inner hall offers further storage with the W.C leading off. Upstairs, the landing includes further storage, with three bedrooms - all carpeted and well decorated. The family bathroom has been completed with a modern three piece suite, along with attractive tiling, rainfall shower and velux window to front.

FIND US

Postcode : NR13 3DD

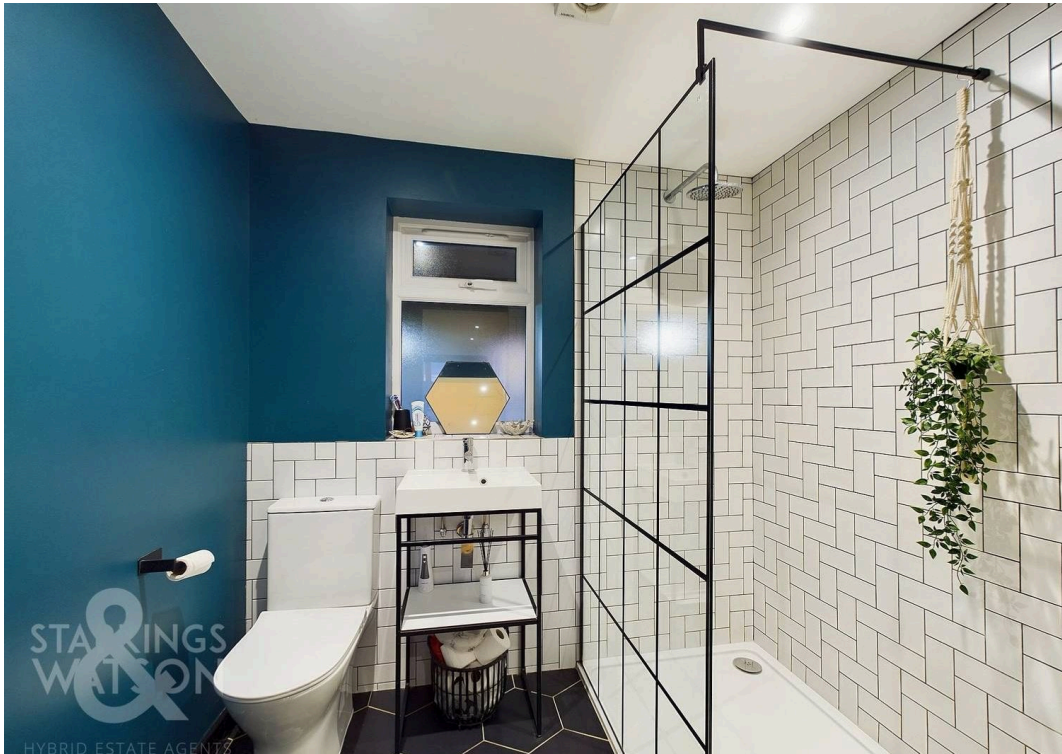
What3Words : ///spoil.nervy.landlady

VIRTUAL TOUR

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

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



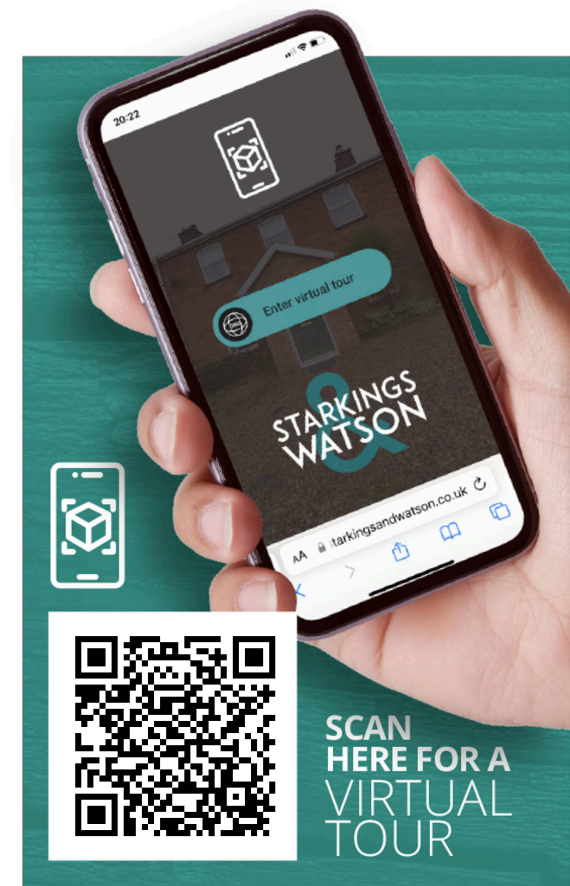


THE GREAT OUTDOORS

Extensive gardens can be found, with a central lawn enclosed with hedging and timber panelled fencing. Low level timber picket fencing encloses the steps and patio, where a covered seating/storage area leads from the rear French doors. Raised beds can be found, with a gated access to front. Timber trellis work encloses a storage area with rear vehicular access gates.

DRIVEWAY

6 Parking Spaces



SCAN
HERE FOR A
VIRTUAL
TOUR



Ground Floor

Approximate total area⁰

1152.84 ft²

107.1 m²



Floor 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.