



Oxcroft, Acle - NR13 3JP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Oxcroft, Acle, Norwich

Nestled in the corner of a quiet CUL-DE-SAC, this DETACHED family home measures an impressive 1319 Sq. ft (stms) making it both welcoming and versatile, ideal for modern family living. A BAY FRONTED sitting room reaches back, opening into a separate DINING ROOM creating an OPEN PLAN feel, with a uPVC double glazed CONSERVATORY beyond - pulling extra natural light into the main living space. Through from here the kitchen can be found with a range of storage and INTEGRATED APPLIANCES, before finding yourself in the UTILITY ROOM with direct access to the garage while a W.C can be found next to the front door as you enter. The first floor gives way to FOUR BEDROOMS, with the larger boasting an EN-SUITE SHOWER ROOM and all having BUILT-IN WARDROBES and use of the FAMILY BATHROOM. The rear garden wraps around the property with its unique plot layout making it much larger than average, whilst a DRIVEWAY with access into the GARAGE can be found to the front.

Council Tax band: D

Tenure: Freehold

Energy Performance Certificate: TBC

FIND US

Postcode : NR13 3JP

What3Words : ///unique.townhouse.flukes

VIRTUAL TOUR

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



- Detached Family Home
- Kitchen Leading to Utility Room
- Separate Sitting & Dining Rooms
- Four Bedrooms
- Family Bathroom & En-Suite
- Driveway & Integral Garage
- Private Wrap Around Garden
- Quiet Cul-De-Sac Setting

IN SUMMARY

Nestled in the corner of a quiet CUL-DE-SAC, this DETACHED family home measures an impressive 1319 Sq. ft (stms) making it both welcoming and versatile, ideal for modern family living. A BAY FRONTED sitting room reaches back, opening into a separate DINING ROOM creating an OPEN PLAN feel, with a uPVC double glazed CONSERVATORY beyond - pulling extra natural light into the main living space. Through from here the kitchen can be found with a range of storage and INTEGRATED APPLIANCES, before finding yourself in the UTILITY ROOM with direct access to the garage while a W.C can be found next to the front door as you enter. The first floor gives way to FOUR BEDROOMS, with the larger boasting an EN-SUITE SHOWER ROOM and all having BUILT-IN WARDROBES and use of the FAMILY BATHROOM. The rear garden wraps around the property with its unique plot layout making it much larger than average, whilst a DRIVEWAY with access into the GARAGE can be found to the front.

SETTING THE SCENE

The property can be found at the very top of this quiet cul-de-sac to the right hand side where mature shrubs and hedges guide you up the private driveway with large concrete parking space for multiple vehicles, small lawned frontage and access to either side of the property into the rear garden.





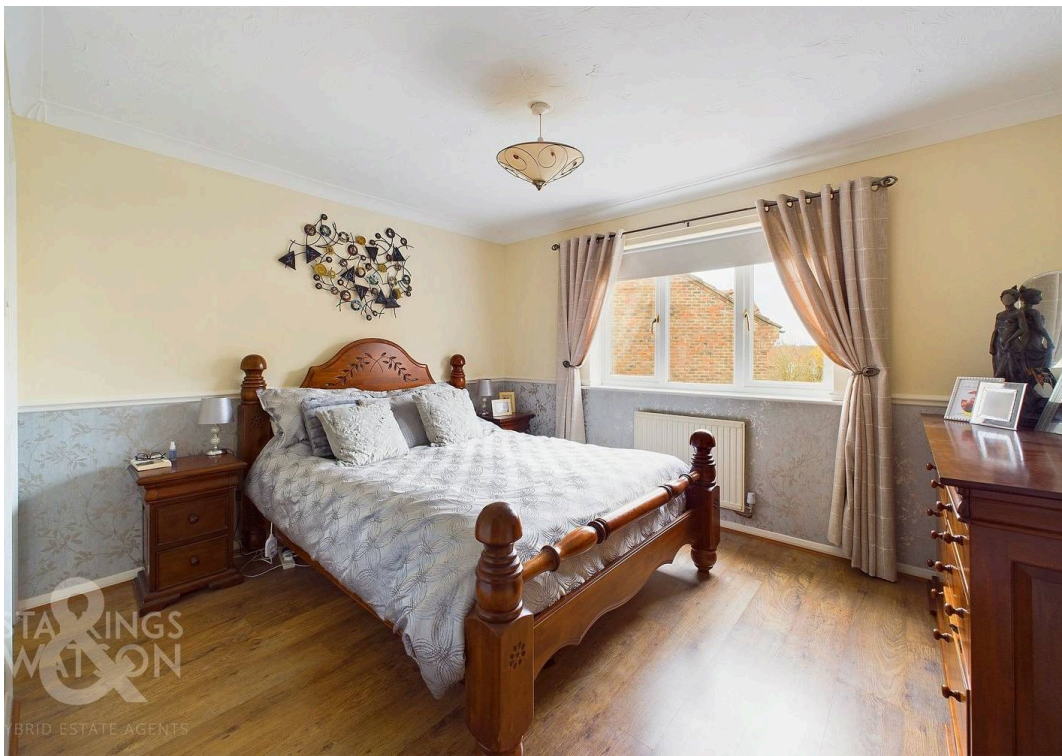
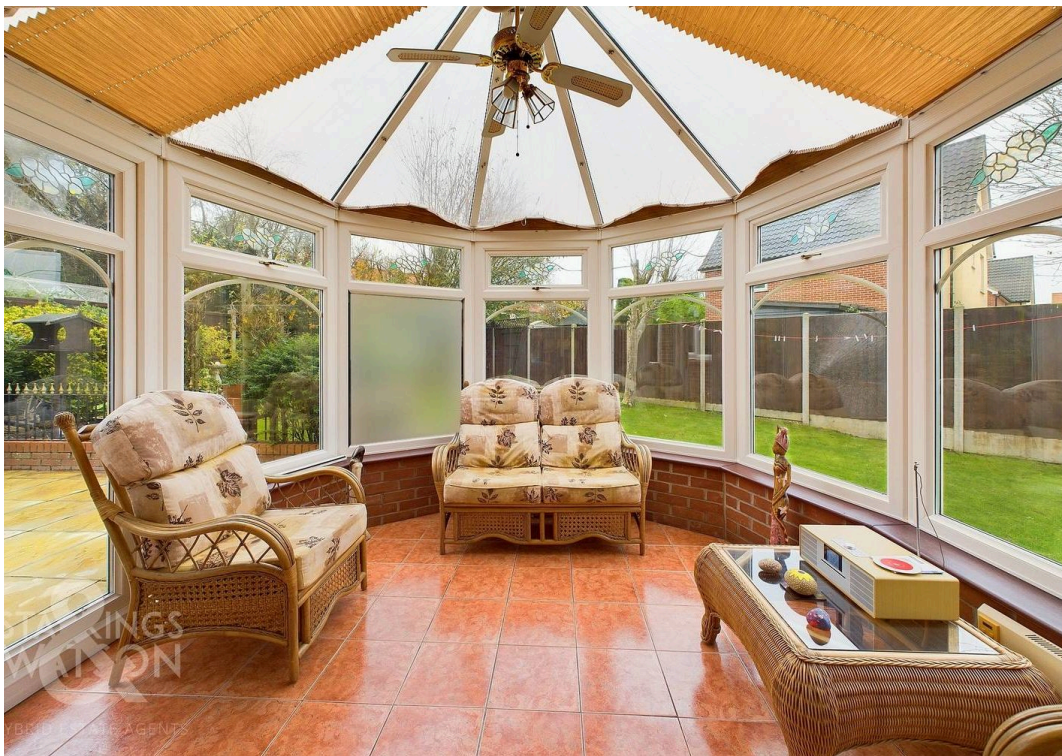
Oxcroft, Acle, Norwich

THE GRAND TOUR

As you step inside the entrance lobby, ideal for slipping off coats and shoes, stairs leading to the first floor can be found to your left as well as the two piece WC with wall mounted heated towel rail. Stepping through one of the many oak internal doors you will find yourself in the bay fronted sitting room with a dual aspect to the front and side, offering wood effect flooring underfoot. This large living space is conducive to a choice of layout whilst an opening leads you seamlessly into the formal dining room with the conservatory found just beyond. Complete with tiled flooring, wall mounted radiator and uPVC double glazed surrounds with views into the rear and side gardens. The kitchen looks directly into the rear garden whilst a range of wall and base mounted units adorn the walls creating ample storage with wood effect work surfaces giving way to an integrated oven and five ring gas hob with tiled splash back. A handy understairs storage cupboard can be found within the kitchen as well as a radiator, whilst beyond the utility room offers additional storage and houses integrated appliances including the washing machine, dishwasher, fridge, freezer and 2020 installed gas boiler. The first floor landing allows access to all four bedrooms on the first floor as well as a built in storage cupboard and three piece family bathroom suite complete with vanity storage, wall mounted towel rail and shower head mounted over the bath. The larger of the bedrooms comes towards the front of the property with an elevated view to the front and wood effect flooring underfoot. You will initially pass the built in wardrobe dressing area before finding yourself in the well proportioned bedroom benefiting from use of a recently fitted en-suite shower room complete with walk in shower, vanity storage and heated towel rail. The second bedroom also sits towards the front of the property with similar wood flooring underfoot and another double built in wardrobe whilst a similarly sized bedroom can be found to the rear of the home, again with wood effect flooring, built in double wardrobes and views into the rear garden. The smaller of the bedrooms also occupies a rear facing aspect, this smaller double or very large single room offers a built in storage wardrobes with wall mounted radiator and wood effect flooring.

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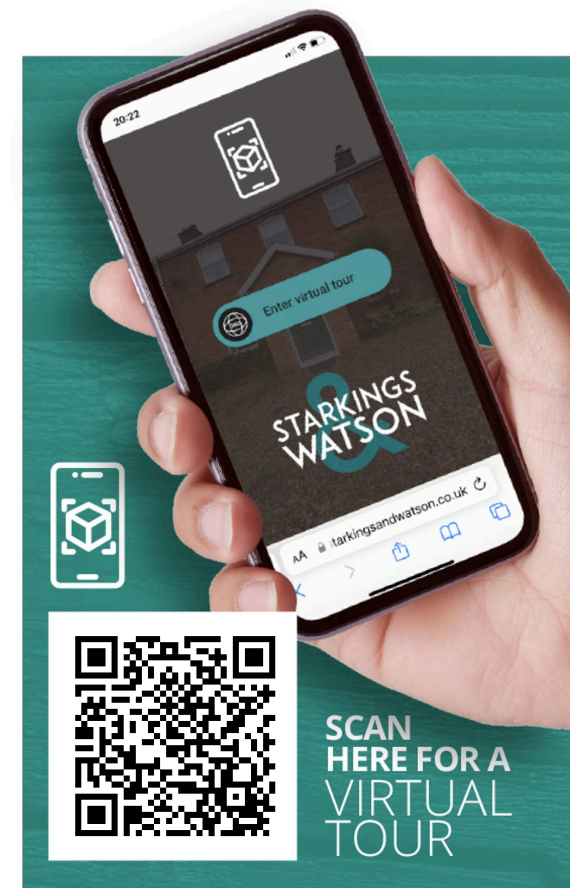


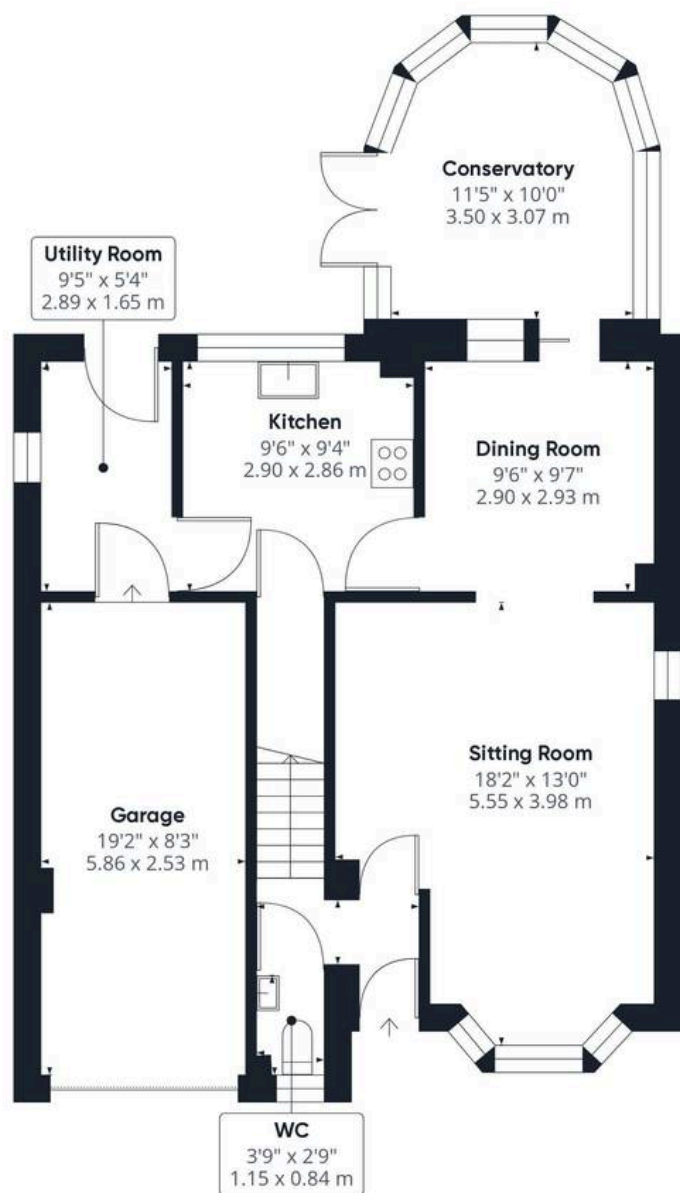
THE GREAT OUTDOORS

Externally, the rear garden is impressive in size courtesy of the positioning of the property. The plot allows for a large lawned garden to be fully enclosed with timber fencing on all sides, whilst mature shrubs and hedges border the left hand side and rear of the property. Immediately as you exit the property, a handy patio seating area can be found, ideal for relaxing in the summer sunshine, with access to the utility room and conservatory.

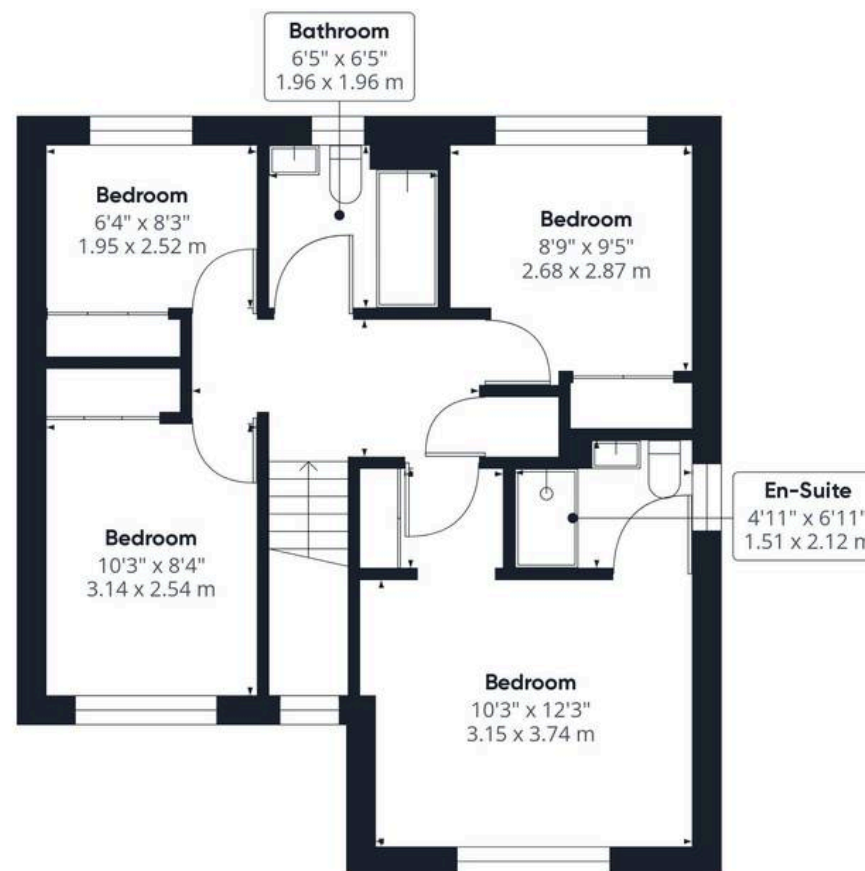
GARAGE & DRIVEWAY

Integral Garage and large concrete driveway providing space for multiple vehicles.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1319.54 ft²
122.59 m²

(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



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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.