



Wherry Reach, Acle - NR13 3RJ



Wherry Reach

Acle, Norwich

Set in the desirable & welcoming Over 55's Wherry Reach complex, this TWO BEDROOM Bungalow offers the ideal RETIREMENT property, already modernised at great expense. Entering from the front entrance you will find the entrance lobby, which leads through to the main living space within the property, the SITTING ROOM offers plenty of natural light from the large front windows with views to the front of the property, DECORATIVE ELECTRIC FIREPLACE with access leading into the kitchen offering ample STORAGE, BUILT IN OVEN and HOB with space for further appliances, with door through into the conservatory which overlooks the LOW MAINTENANCE & PRIVATE REAR GARDEN. The master bedroom can be found to the right of the living space offering a built in wardrobe and front aspect, then onwards to the second bedroom overlooking the rear garden, with the SHOWER ROOM adjacent. The property offers an EMERGENCY PULL CORD ALARM SYSTEM and part-time onsite WARDEN.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D



- Over 55's Complex
- Semi-Detached Bungalow
- Modernised Throughout
- Two Bedrooms
- Shower Room & Conservatory
- Desirable Location
- Warden Assisted Living
- Private Low Maintenance Gardens

This sought after location in the charming market town of Acl nestled on the River Bure in the Norfolk Broads offering a unique blend of rural tranquility and convenient access to both Norwich and Great Yarmouth, 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, pubs, eateries, and schools up to Secondary level as well as a weekly market. 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

The property is approached via hardstanding footpath which leads to the main entrance, with small lawned area, low ledging hedging, flowerbed and a small patio area perfect for a bench to enjoy a morning coffee. Parking is available nearby.

THE GRAND TOUR

Entering the property you will find the entrance lobby with ample space for storing coats and shoes, which leads to the main living space. The sitting room benefits from recent cosmetic decoration including new carpets and blinds, and offers plenty of room for soft furnishings whilst being flooded with natural light and enjoys a feature electric fireplace, and window to the front of the property. Moving into the kitchen space there are integrated appliances including oven, electric hob and extractor. The Kitchen is half tiled with large sink and draining area in addition to plenty of worktop space, and access to the adjacent conservatory benefitting from new blinds and which provides space for seating, a bright outlook with views over the rear garden. The Master Bedroom includes plenty of a space for additional furniture and walk-in wardrobe. The second bedroom features a large window with views looking out to the rear garden space. Finally the bathroom has been recently modernised with a large walk in shower unit, new vanity unit, WC and tiling throughout. Emergency pull cords can be found in every room. The Property also features one off-road parking space.

FIND US

Postcode : NR13 3RJ

What3Words : ///formation.operation.bounty

VIRTUAL TOUR

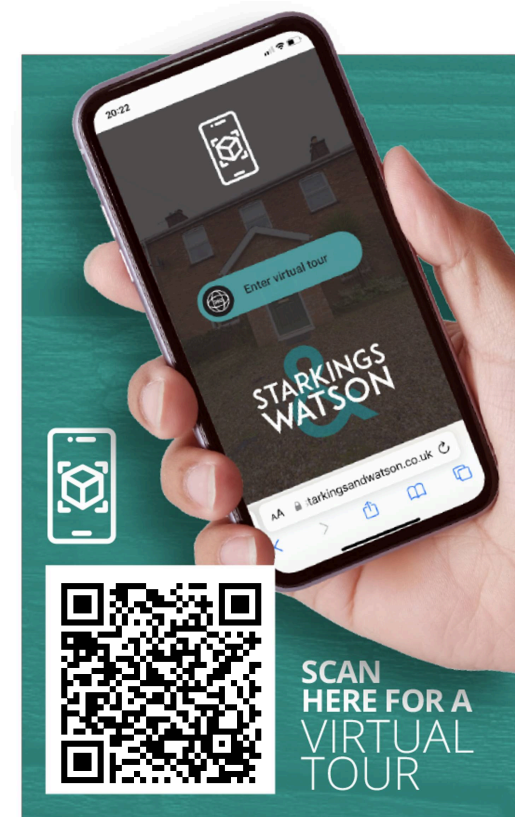
View our virtual tour for a full 360 degree of the interior of the property.

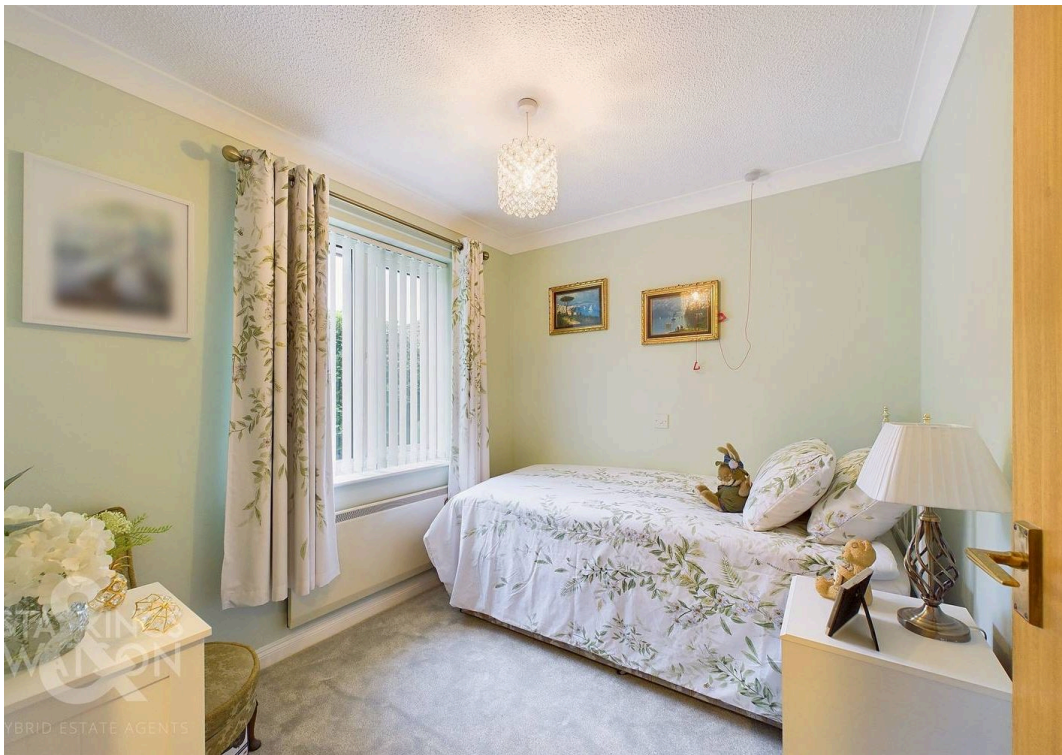
AGENTS NOTE

Tenure: Leasehold - 89 years remaining.

Service charge in the region of £300 PCM. Service charge includes regular window cleaning, landscaping/ gardening, gutter cleaning, any external painting & external home insurance.

The property offers a pull cord emergency alarm system, and part-time on-site warden.



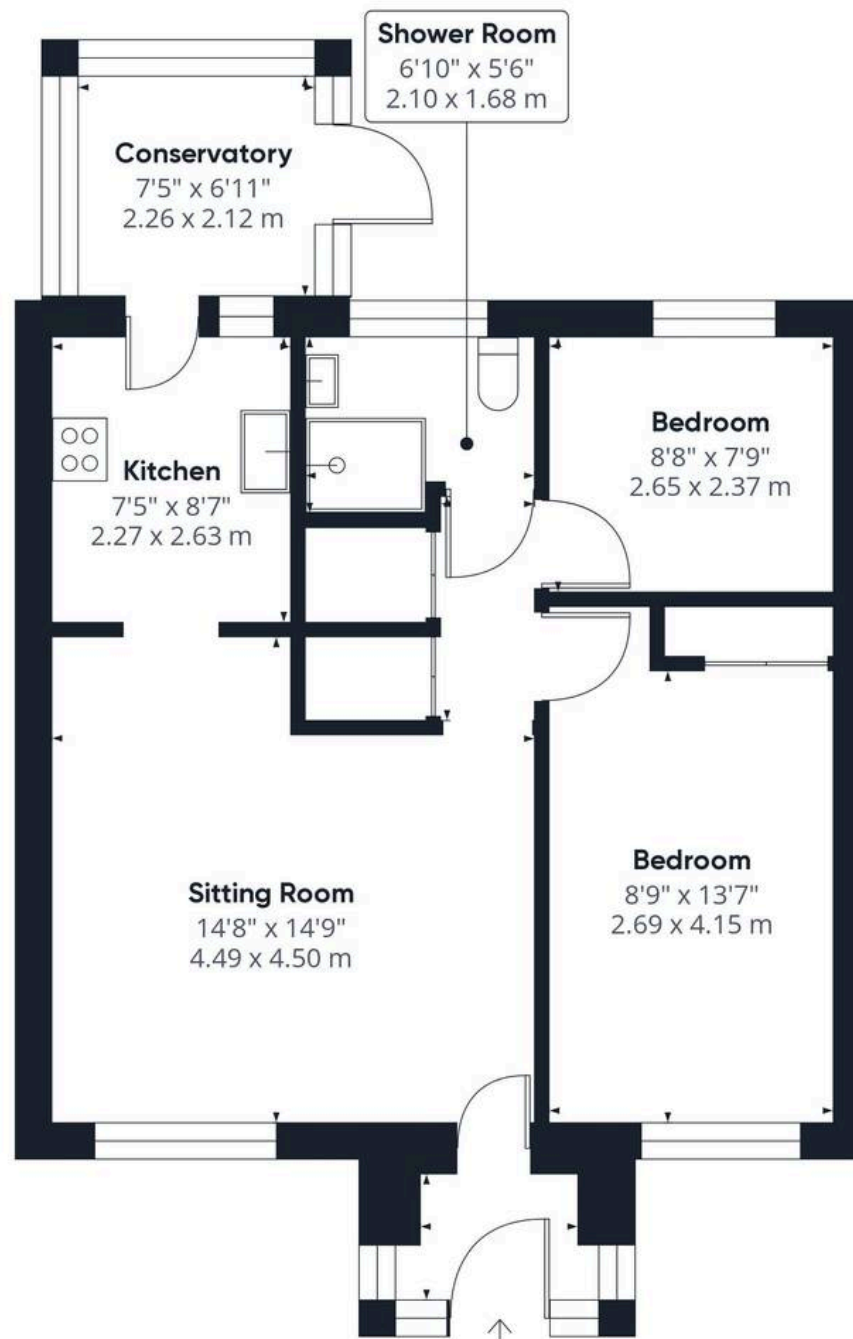




THE GREAT OUTDOORS

The low maintenance rear garden is enclosed with timber panelled fencing, with new patio providing a great sun trap during the summer months, ideal for relaxing with family and friends. There is a shingled flower bed creating a great spot to display potted plants to add colour if wished, whilst a useful outside shed provides storage with gated access to the pathway at the rear of the property.





Approximate total area⁽¹⁾

632.93 ft²
58.8 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.

GIRAFFE 360



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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 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.