



Aldis Road, Acle - NR13 3BN



Aldis Road

Acle, Norwich

NO CHAIN. This well-proportioned semi-detached home presents an EXCELLENT OPPORTUNITY for buyers seeking a property with SCOPE to EXTEND and MODERNISE (stp). Situated within easy WALKING DISTANCE of the HIGH STREET, the accommodation extends to approximately 900 Sq. ft (stms) and is thoughtfully arranged to suit a variety of lifestyles. A welcoming ENTRANCE PORCH and HALL leads through to the bright, L-SHAPED SITTING/DINING ROOM, measuring an impressive 13' at its longest point, providing ample space for both relaxation and entertaining. The adjoining 15' CONSERVATORY benefits from views and access to the REAR GARDEN, creating a seamless indoor-outdoor connection. Upstairs, TWO SPACIOUS DOUBLE BEDROOMS offer comfortable accommodation, while the layout provides potential for reconfiguration or expansion - where a SEPARATE W.C and BATHROOM can be found. The property's classic design and generous proportions make it an ideal canvas for those wishing to create a bespoke family home. The SIZEABLE REAR GARDEN is securely enclosed by timber fence boundaries for privacy and peace of mind. A patio seating area extends directly from the conservatory, offering an ideal spot for al fresco dining or morning coffee.



Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Home within Walking Distance to High Street
- Approx. 900 Sq. ft (stms) of Accommodation
- 13' L-Shaped Sitting/Dining Room
- Potential to Extend & Modernise (stp)
- 15' Conservatory
- Two Spacious Double Bedrooms
- Generous Rear Garden with Storage

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

Tucked away in the corner of the cul-de-sac on road, parking can be found close by with a brick weave style footpath taking you to the front garden and main entrance. Mature hedging encloses the frontage which is laid to lawn and accessed with a useful side gate.

THE GRAND TOUR

Stepping inside, the porch entrance offers the ideal meet and greet space, with wood affect flooring underfoot and a range of built-in storage, with a further inner hallway offering stairs to the first landing and a built-in storage cupboard below. A door leads to the sitting/dining room and also to the adjacent kitchen. The kitchen offers a fitted range of wall and base level units, with integrated cooking appliances including an inset gas hob with tiled splash-backs and extractor fan. Spaces are provided for a fridge and washing machine, with a front facing window wall mounted gas fired central heating boiler, and useful built-in storage cupboard. A door takes you to the L-shaped sitting/dining room, with ample space for soft furnishings and a dining table, along with fitted carpet underfoot. Leading off the main living space, the conservatory extends the reception area with tiled flooring underfoot, side and rear facing windows and French doors leading out to the rear garden.

Heading upstairs, the carpeted landing leads to the two bedrooms - both of which are similar sizes and include rear facing windows.

A separate W.C includes tiled splash-backs and a hand wash basin, with a further family bathroom leading off the landing with the bathroom including a thermostatically controlled shower and glazed shower screen over the bath, with wood effect flooring and heated towel rail.

FIND US

Postcode : NR13 3BN

What3Words : ///thread.round.shifters

VIRTUAL TOUR

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



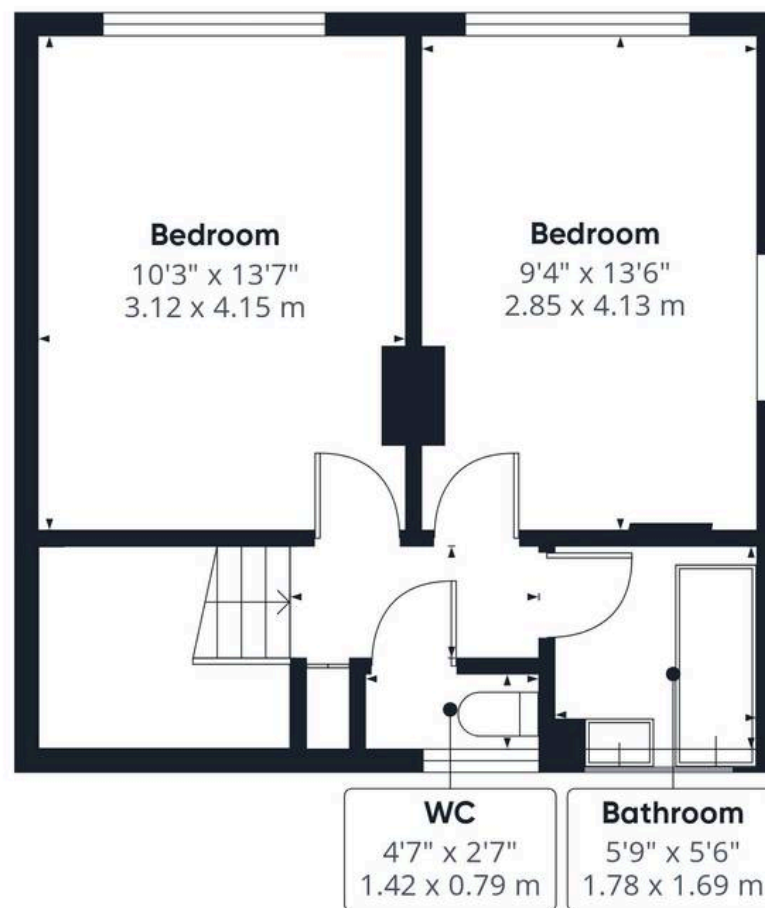




THE GREAT OUTDOORS

The rear garden offers generous proportions with enclosed timber fence boundaries, and a patio seating area extending from the conservatory. The garden is mainly laid to lawn and includes a variety of hedging and shrubbery, with twin storage sheds and useful side gated access.





Approximate total area⁽¹⁾

899 ft²

83.6 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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