



Market Manor, Acle - NR13 3ET

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HYBRID ESTATE AGENTS



## Market Manor

Acle, Norwich

Guide Price £215,000-£225,000. This WELL-PRESENTED MID-TERRACE HOME offers a superb opportunity for first-time buyers, young families, or investors seeking a comfortable and practical residence in a popular residential setting. Upon entering via the HALL ENTRANCE, you are greeted by a useful STORAGE CUPBOARD, ideal for coats and shoes, ensuring a clutter-free welcome. The MODERN FITTED KITCHEN measures an impressive 13', featuring contemporary cabinetry, ample worktop space, and SPACE FOR APPLIANCES, with direct access to the garden for effortless indoor-outdoor living. The FAMILY BATHROOM is tastefully appointed with a SHOWER OVER THE BATH, modern tiling, and stylish fittings, ensuring convenience for busy households. The first floor 13' SITTING ROOM is flooded with natural light from large rear windows, providing delightful GARDEN VIEWS and a relaxing atmosphere for entertaining or unwinding with family. TWO GENEROUS DOUBLE BEDROOMS offer comfortable and flexible accommodation, each benefitting from ample space for wardrobes and furnishings. This property also boasts GAS FIRED CENTRAL HEATING and DOUBLE GLAZING throughout, providing year-round comfort and energy efficiency. The ENCLOSED REAR GARDEN offers both privacy and POTENTIAL, ready for landscaping.

To the front of the property, DRIVEWAY PARKING leads to a SINGLE GARAGE, providing secure storage for bikes, tools, or additional household items.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Mid-Terrace Home
- Hall Entrance with Storage
- 13' Modern Fitted Kitchen with Garden Access
- 13' Sitting Room with Garden Views
- Two Double Bedrooms
- Family Bathroom with Shower
- Enclosed Garden with Potential
- Garage & Driveway Parking

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

Approached via a brick-weave driveway with a section of shingle, an adjacent pathway leads to the main entrance door and access leads to the integral garage.

## THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet, whilst stairs rise to the first floor landing with a useful built-in storage cupboard below and doors leading to the kitchen and ground floor bathroom. The kitchen sits at the rear of the property with an L-shaped arrangement of modern wall and base level units, with matching up-stands and splash-backs along with space provided for an electric cooker. Wood effect flooring flows through the space with room provided for a fridge freezer, dishwasher and washing machine. Ample space is provided for a table, with a window and door facing to the rear garden. The ground floor bathroom is finished with a modernised white three piece suite including a panelled bath with a thermostatically controlled shower and glazed shower screen, along with tiled splash-backs and flooring, and a built-in airing cupboard.

Heading upstairs, the carpeted landing leads to the two bedrooms and main sitting room, which sits to the rear and enjoys garden views through the rear twin rear facing windows. The two bedrooms are finished with fitted carpet and uPVC double glazing, with a neutral decor.

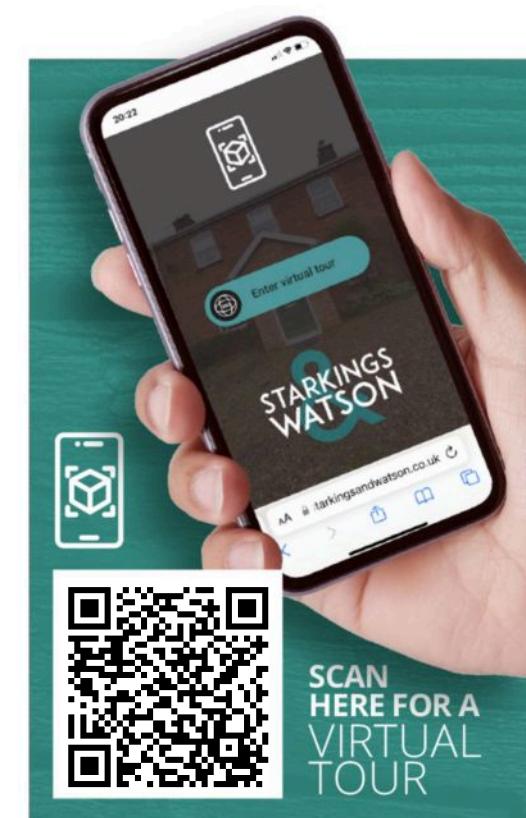
## FIND US

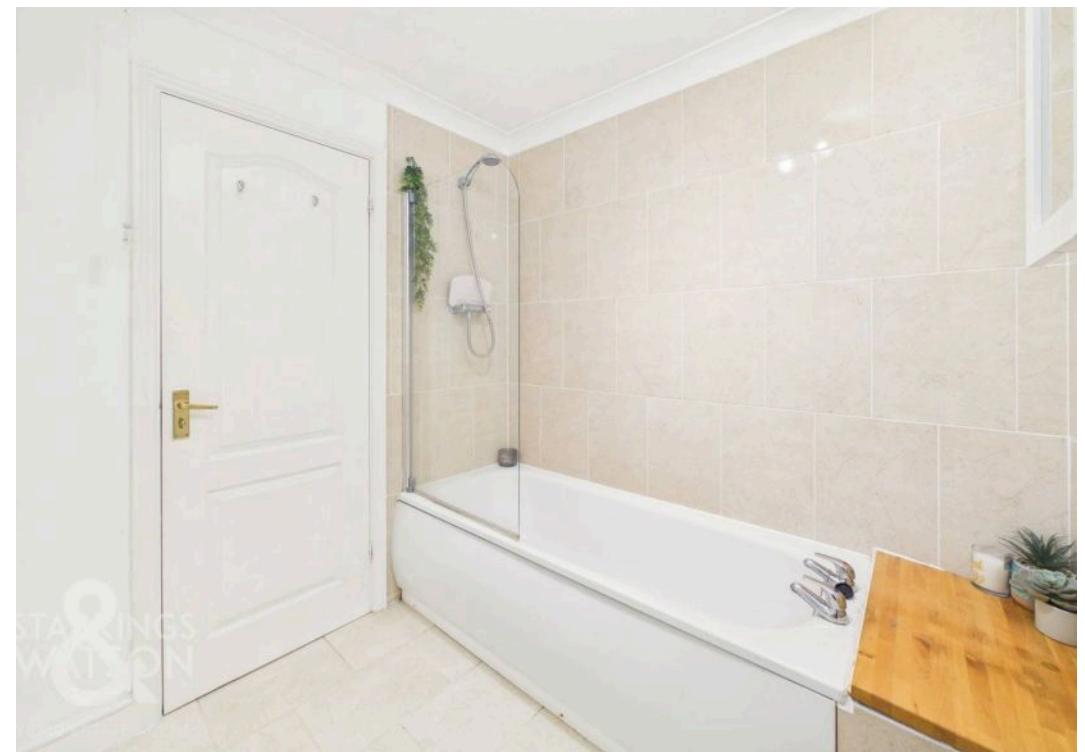
Postcode : NR13 3ET

What3Words : ///hindered.documents.creatures

## VIRTUAL TOUR

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





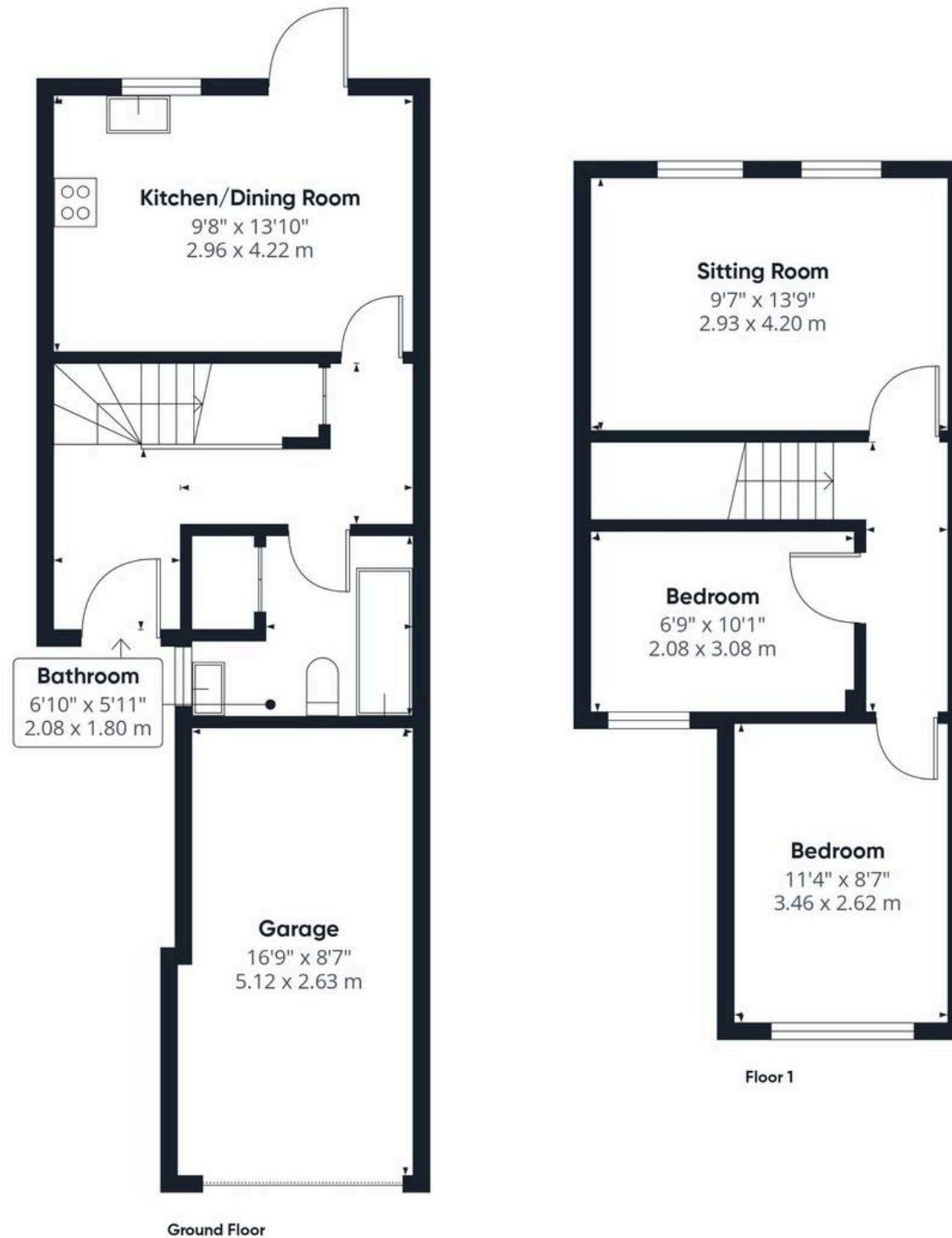


## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and offers potential to further landscape the space. Reinstating areas of lawn and making use of the patio area which leads from the kitchen door, gated access leads to the front of the property where the driveway and garage can be found. The garage is accessed via an up and over door to front, concealing the wall mounted gas fired central heating boiler, power and lighting.

### Garage





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

783 ft<sup>2</sup>

72.7 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

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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