

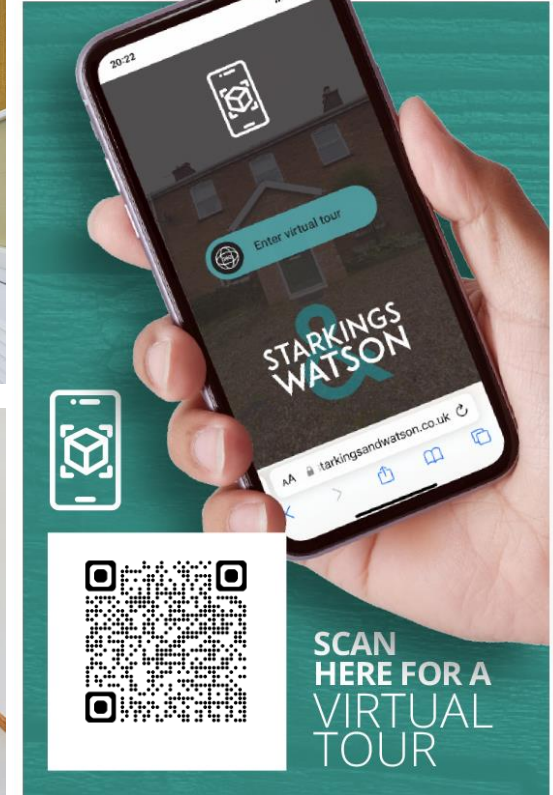
NURSERY CLOSE

Acle, Norwich NR13 3EH

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- Semi-Detached Family Home
- Porch Entrance
- Open Plan Living
- Modern Fitted Kitchen
- Three Bedrooms
- Family Bathroom with Shower
- Garage & Driveway
- Lawned Gardens

Within WALKING DISTANCE to local SCHOOLING, AMENITIES and the centre of ACLE, this SPACIOUS semi-detached home is the proportions of similar detached properties, and is finished with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING. Set back from the road, OFF ROAD PARKING is provided with access to the integral GARAGE. The accommodation comprises entrance PORCH, OPEN PLAN sitting/dining room, and MODERN KITCHEN to the ground floor. The first floor offers THREE DOUBLE BEDROOMS and a spacious bathroom with a built-in VANITY UNIT and SEPARATE SHOWER CUBICLE. To the rear, an enclosed lawned garden can be found, with patio area and MATURE SHRUBBERY and HEDGING offering a shaded seating area.

LOCATION

What a rare find! A modern property located in such a sought after village, 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 3EH), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Proceed over the Brundall roundabout forking

left signposted Acle. At the roundabout continue straight onto Norwich Road. At the left hand bend continue along, heading towards the village centre, bearing left onto The Street. At the T-junction, turn left onto South Walsham Road, and first right onto Englands Road. Take the second right hand turn onto Nursery Close, where the property can be found on the right, indicated by our To Let board.

Set back from the road, off road parking is provided to front, with access to the main property, and integral garage.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, radiator, cloaks storage space, coved ceiling, door to:

SITTING ROOM

15' 9" x 11' 2" (4.8m x 3.4m) Fitted carpet, radiator, uPVC double glazed window to front, television and telephone point, stairs to first floor landing, coved ceiling, open plan to:

DINING AREA

8' 3" x 8' 1" (2.51m x 2.46m) Vinyl flooring, radiator, uPVC double glazed window and French doors to rear, opening to:

KITCHEN

10' 9" x 7' 7" (3.28m x 2.31m) Modern fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob with extractor fan, built-in eye level electric double oven, continued vinyl flooring, space for fridge, washing machine and dishwasher, uPVC double glazed window to rear, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, loft access hatch, doors to:



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



DOUBLE BEDROOM

9' 8" x 9' 4" (2.95m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling.

DOUBLE BEDROOM

12' 8" x 9' 6" Max. (3.86m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front, television point, range of built in bedroom furniture and over bed storage, coved ceiling.

DOUBLE BEDROOM

10' 11" x 9' 4" Max. (3.33m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to rear, dado rail, coved ceiling.

FAMILY BATHROOM

Modern white four piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, heated towel rail, built-in airing cupboard housing wall mounted gas fired central heating boiler, uPVC obscure double glazed window to rear, coved ceiling.

OUTSIDE REAR

Leading from the sitting/dining room, an enclosed lawned garden can be found, with patio area surrounded with low level brick walling. Mature flower, shrubbery and hedging enclosed the garden, with timber panelled fencing, and a shaded seating area.

GARAGE

14' x 7' 11" (4.27m x 2.41m) Up and over door to front, electric fuse box, under-stairs storage area, power and lighting.

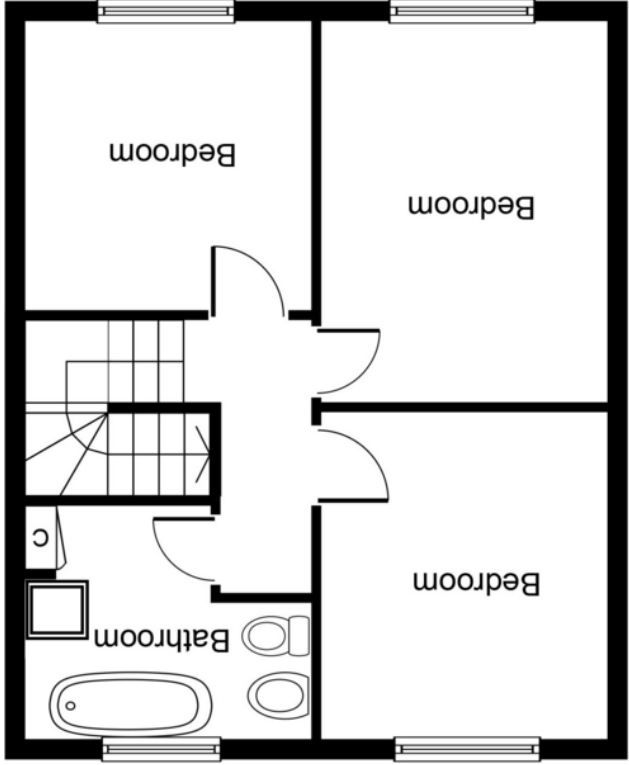
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

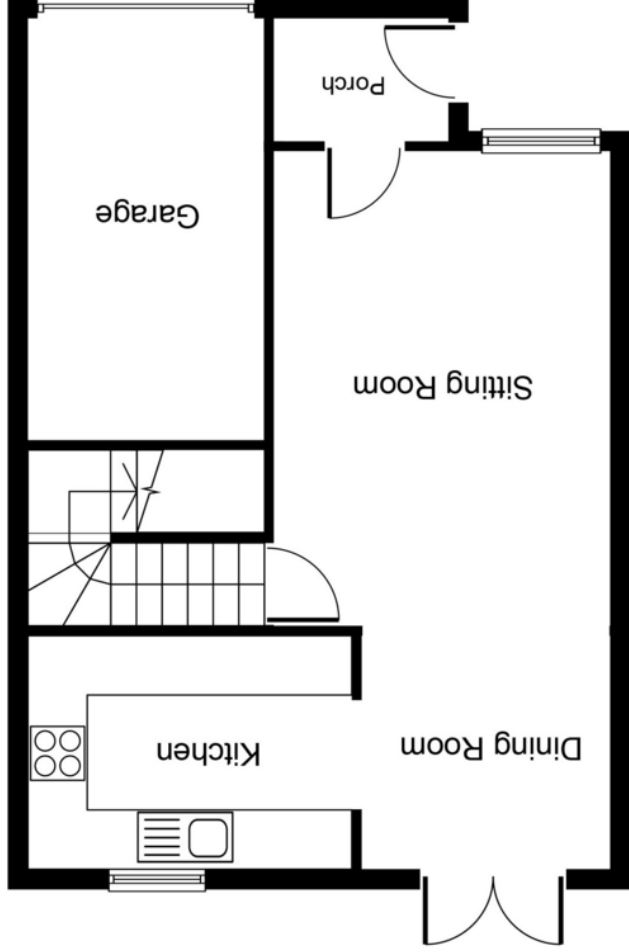


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First Floor
Approximate Floor Area
463 sq. ft.
(43.0 sq. m.)



Ground Floor
Approximate Floor Area
527 sq. ft.
(49.0 sq. m.)