



Pyebush Lane, Acle, Norwich

Guide Price £565,000 Freehold

Energy Efficiency Rating : 74

- ✓ Self Built Family Home
- ✓ Accommodation Over Three Floors
- ✓ Character & Modern Finishes
- ✓ Sitting Room with Exposed Brick Fireplace
- ✓ Five Double Bedrooms
- ✓ En Suite, Bathroom & Cloakroom
- ✓ Parking for Multiple Vehicles
- ✓ Double Garage

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





INDIVIDUAL SELF BUILT HOME with FAMILY SIZED accommodation over THREE FLOORS boasting MODERN and CHARACTERFUL FINISHES throughout. Tucked away in the village of ACLE the property enjoys a PRIVATE plot in close proximity to COUNTRYSIDE WALKS, village playing field and amenities. Upon entering, you are welcomed by an ENTRANCE HALL which is FLOODED WITH NATURAL LIGHT through the ARCHED WINDOW situated on the landing, SITTING ROOM with EXPOSED BRICK BUILT FIREPLACE with timber mantle and MULTI-FUEL BURNER, cloakroom, utility room, KITCHEN/DINING ROOM with windows to front, side and FRENCH DOORS to the rear garden. The first floor offers THREE DOUBLE BEDROOMS of which the main bedroom is EN SUITE and spans the WIDTH of the property, and finally the SECOND FLOOR with TWO FURTHER BEDROOMS. To the rear, an area of PATIO opens to the LAWNED GARDEN that runs around the side of the property and leads to the DOUBLE GARAGE and PARKING which is provided to front.

LOCATION

With an abundance of amenities and amazing transport links, 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 3QZ), but to help you...Entering Acle on the South Walsham Road, take the second left hand turn onto Pyebush Lane. Follow the road almost to the end where the property can be found on the right hand side indicated by our For Sale board.

The property is set back from the road and approached via a shingle driveway providing off road parking for multiple vehicles, with access provided to the double garage, main property and gardens.

Composite entrance door to:

ENTRANCE HALL

Stripped wood flooring, radiator, stairs to first floor landing with under stairs storage cupboard, separate built-in storage cupboard housing the hot water cylinder and shelving, doors to kitchen, cloakroom and utility room, double doors to:

SITTING ROOM

21' 11" x 12' 8" (6.68m x 3.86m) Feature exposed brick built fireplace with timber mantle and inset cast iron multi fuel burner, stripped wood flooring, radiator x2, double glazed window to front, double glazed French doors to rear, smooth coved ceiling.

UTILITY ROOM

7' 2" x 6' 5" (2.18m x 1.96m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled flooring, space for washing machine, floor standing oil fired central heating boiler, door and boot storage space, electric fuse box, double glazed door to rear, smooth coved ceiling.

KITCHEN/BREAKFAST ROOM

13' 11" x 10' 8" (4.24m x 3.25m) Fitted range of wall and base level units with solid wood work surfaces, and inset double sink and drainer unit with mixer tap, space for dual fuel 'Rangemaster' style cooker with extractor fan, tiled splash backs and flooring, radiator, double glazed window to front and side, integrated dishwasher, space for fridge freezer, smooth ceiling with recessed spotlighting, opening to:

DINING AREA

10' 9" x 7' 8" (3.28m x 2.34m) Tiled flooring, double glazed window to side, radiator, double glazed French doors to rear, smooth coved ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, tiled splash backs and flooring, radiator, obscure double glazed window to front, smooth covered ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, stairs to second floor landing with under stairs storage cupboard, thermostat heating control, bespoke arched window to rear, smooth covered ceiling, doors to:

DOUBLE BEDROOM

22' x 12' 8" (6.71m x 3.86m) Fitted carpet, radiator x2, double glazed window to front, double glazed velux window to rear, smooth covered ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs and flooring, chrome heated towel rail, velux window to front, smooth covered ceiling, extractor fan.

DOUBLE BEDROOM

13' 1" x 10' 9" (3.99m x 3.28m) Fitted carpet, radiator, double glazed window to front, smooth covered ceiling.

DOUBLE BEDROOM

10' 9" x 7' 9" (3.28m x 2.36m) Fitted carpet, radiator, double glazed window to rear, smooth covered ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower and 'Aqua board' splash backs, tiled splash backs, vinyl flooring, heated towel rail, obscure double glazed window to rear, extractor fan, smooth covered ceiling.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, built-in double storage cupboard, velux window to rear, smooth covered ceiling, door to:

DOUBLE BEDROOM

13' 1" x 9' 9" Max. Some Restricted Height. (3.99m x 2.97m) Fitted carpet, radiator, velux window to rear, eaves storage, smooth ceiling.

DOUBLE BEDROOM

11' 7" x 9' 8" Max. Some Restricted Height. (3.53m x 2.95m) Fitted carpet, radiator, velux window to rear, eaves storage, smooth ceiling.

OUTSIDE REAR

Leaving the property via the sitting room French doors the rear garden is fully enclosed with high level hedging and timber panelled fencing creating a private aspect. There is then an archway and gated access to the side where a further area of lawn and patio can be found perfect for entertaining and al-fresco dining. There is then a reed gate to the front and parking with an access door to the double garage.

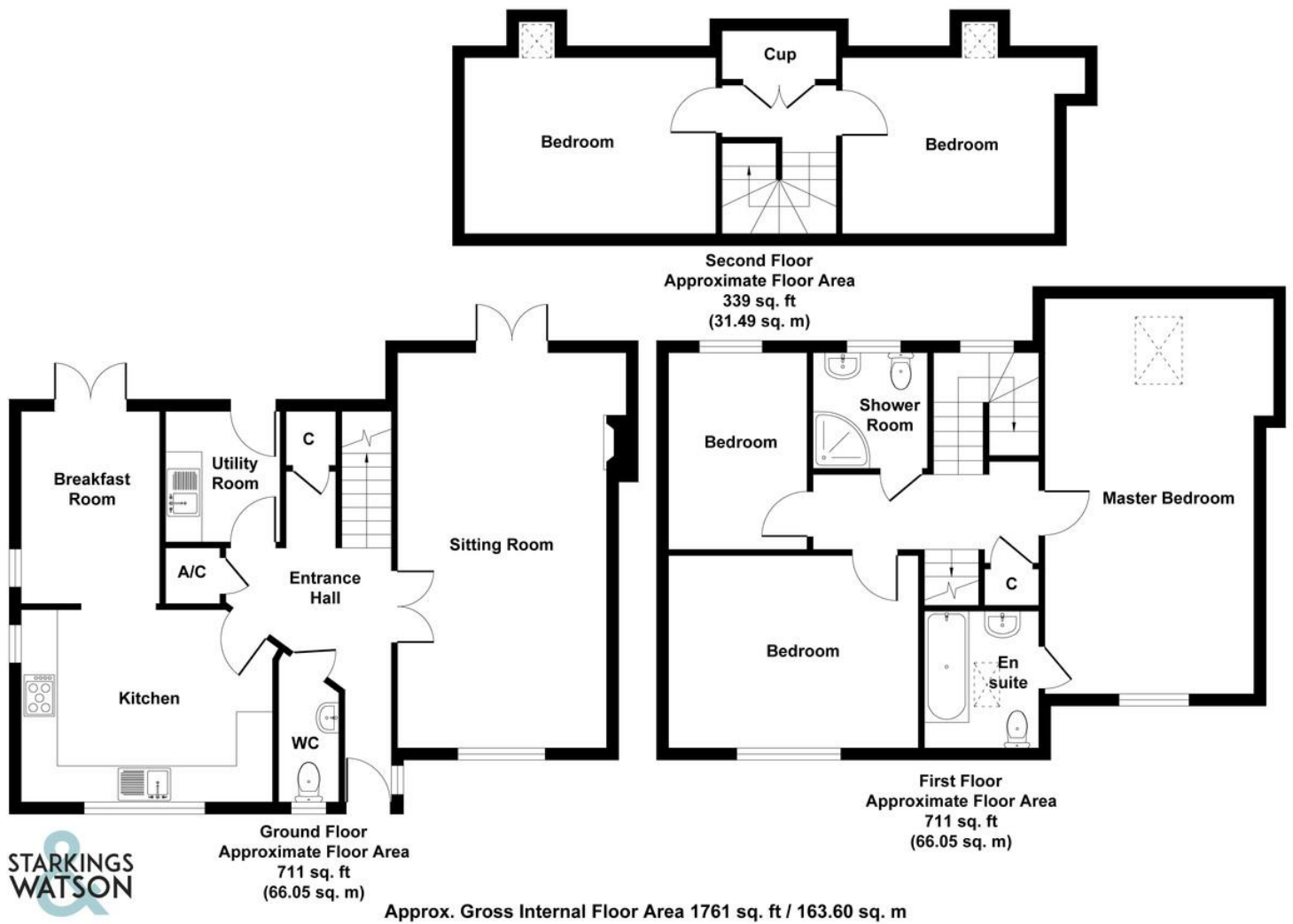
DOUBLE GARAGE

19' 3" x 18' 8" (5.87m x 5.69m) Up and over door to front, power and lighting.

PARKING

Parking is provided to front.





Agents Note: 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

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