



Englands Road, Acle, Norwich

Guide Price £270,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Bungalow
- ✓ Sweeping Corner Plot
- ✓ Driveway & Garage
- ✓ L-Shaped Open Plan Living
- ✓ Three Bedrooms
- ✓ Shower Room
- ✓ Enclosed Gardens with Patio

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





Offered with NO CHAIN, this detached BUNGALOW occupies a PROMINENT CORNER PLOT with AMPLE PARKING - all within a SHORT WALK to ACLE HIGH STREET. Ideal for those DOWNSIZING, over 850 Sq ft (stms) of accommodation can be found, with an OPEN PLAN DUAL ASPECT L-shaped SITTING/DINING ROOM, adjacent KITCHEN, PORCH entrance, THREE BEDROOMS and SHOWER ROOM. With POTENTIAL to place your own mark on the property, you can move straight in, and enjoy modern luxuries including uPVC DOUBLE GLAZING and a 2014 installed oil fired CENTRAL HEATING boiler. To the outside, SWEEPING LAWNED GARDENS can be found to the front and side, with a HARD STANDING DRIVEWAY, garage and ENCLOSED GARDENS with a SUBSTANTIAL RAISED PATIO.

LOCATION

This sought after detached bungalow is 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 3EQ), 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, where the property can be found on the left, indicated by our For Sale board.

Occupying a prominent corner plot, this spacious bungalow offers front and side lawned gardens with a variety of mature planting and shrubbery. The driveway offers off road parking for several vehicles with access to the gated garden and single garage.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH/SUNROOM

12' 11" x 3' 7" (3.94m x 1.09m) Fitted carpet, uPVC double glazed window to front, obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, thermostat heating control, built-in doak storage cupboard, built-in airing cupboard housing hot water tank, doors and opening to:

DINING ROOM

8' 3" x 7' 9" (2.51m x 2.36m) Fitted carpet, radiator, coved ceiling with recessed spotlighting, opening to:

SITTING ROOM

16' 2" x 10' 11" Max. (4.93m x 3.33m) Feature open fire set within brick built surround and tiled hearth, fitted carpet, radiator x2, dual aspect uPVC double glazed window to front and side, coved ceiling with recessed spotlighting.

KITCHEN

12' 11" x 7' 3" (3.94m x 2.21m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, tiled flooring, space for fridge, freezer and washing machine, uPVC double glazed window to rear, uPVC obscure double glazed door to rear, heating timer controls.

SHOWER ROOM

Three piece suite comprising low level W.C., pedestal hand wash basin, shower cubicle with electric shower, tiled walls, vinyl flooring, radiator, uPVC obscure double glazed window to rear x2.

DOUBLE BEDROOM

10' 4" x 8' 8" (3.15m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to side.

DOUBLE BEDROOM

11' 7" x 10' 4" (3.53m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to side, telephone point.

DOUBLE BEDROOM

9' 6" x 8' 10" Max. (2.9m x 2.69m) Fitted carpet, radiator, uPVC double glazed window to front.

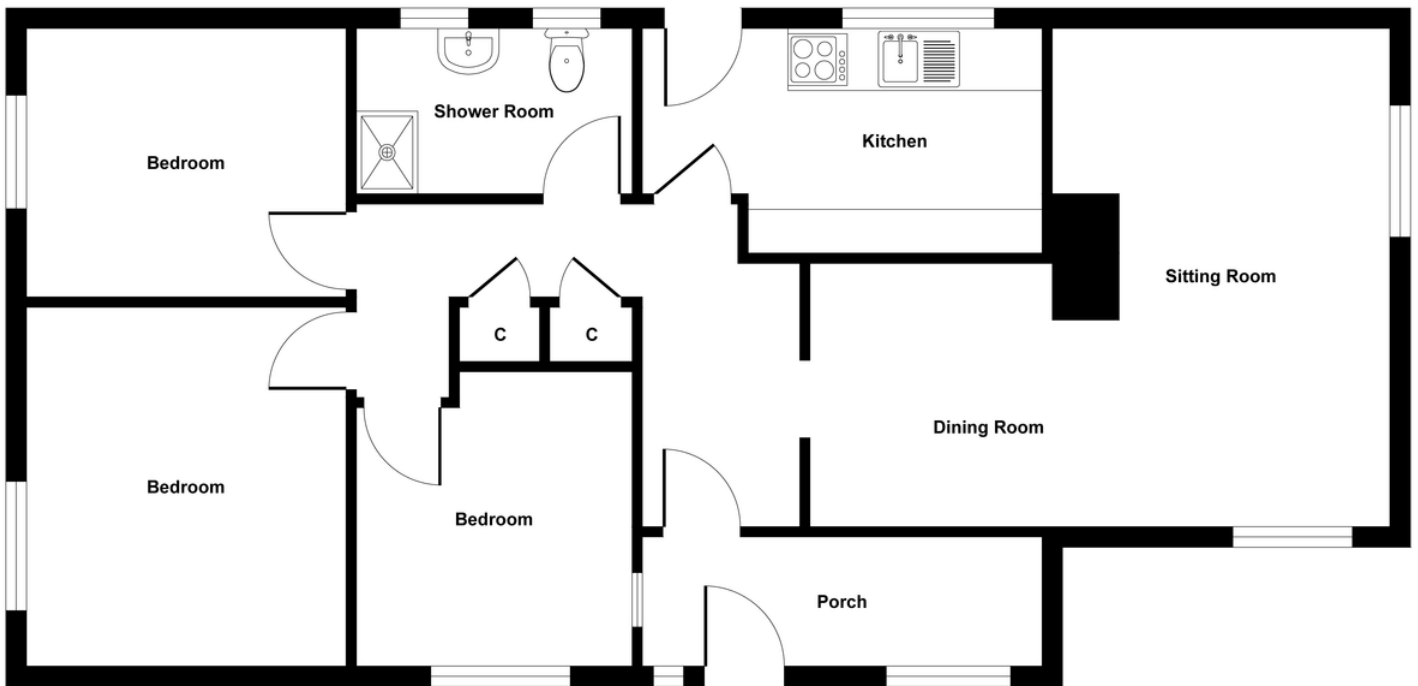
OUTSIDE

Leaving the property via the kitchen door the driveway offers gated access to the main garden which is laid to lawn with a raised patio. Ample space is provided for entertaining and al-fresco dining whilst a variety of mature planting and shrubbery can be found. All enclosed with timber panelled fencing.

GARAGE

17' 1" x 8' 7" (5.21m x 2.62m) Up and over door front, uPVC door to side, power and lighting.





Floor Plan
 Approximate Floor Area
 856 sq. ft
 (79.52 sq. m)

Approx. Gross Internal Floor Area 856 sq. ft / 79.52 sq. m
 Produced by Elements Property

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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