



Cecils Meadow
Damgate Lane | Acle | Norfolk | NR13 3FY

FINE & COUNTRY

TOP NOTCH IN EVERY WAY



“A brand-new, high-spec home with eco features, set on a half-acre plot that backs onto a nature reserve, already there’s plenty to pique your interest.

Built by an award-winning family firm with a reputation for quality and craftsmanship, this property stands head and shoulders above others.

It’s one of just four homes on this exclusive development in a glorious rural yet convenient setting with first-class transport links.”



KEY FEATURES

- A Superb Detached, High Spec Family Home situated on an Exclusive Development in Acle
- Five Bedrooms, Three Bath/Shower Rooms – Two of which feature Roll Top Baths
- The Principal Bedroom benefits from an En-Suite, a Dressing Room and a Juliet Balcony
- Large Open Plan Kitchen/Dining Room with Family Area and Access to the Garden
- Separate Utility Room and Ground Floor WC
- Sitting Room, Snug and a Study
- Solar Panels, Air Source Heat Pump and Underfloor Heating
- The Gardens extend to around 0.5 of an acre with Woodland Views
- Double Garage and EV Charging Point
- The Accommodation extends to 3,507sq.ft
- Energy Rating: TBA

Set on the outskirts of a popular Broadland village, this new-build home enjoys a super setting with a rural feel, whilst being just a short walk from the town centre. Close to the A47 and to the station, yet feeling a world away, it's a place to relax and unwind in great comfort. Everything here is done for you – all you need to do is move in and enjoy!

The Life You've Always Dreamed Of

Imagine watching your children or grandchildren playing in the secure garden, mature green trees your view. Perhaps you'll head out to see how many types of birds you can find or get the train into Norwich for lunch or Great Yarmouth for a day at the seaside. Maybe you'll celebrate birthdays and anniversaries here, filling the house with friends and family and making precious memories together. Whatever it is you're looking for with your next move, this is a house that's brand new, built and finished to an exceptionally high specification and just waiting for its owners to move in and make the most of it all.

Luxury Comes As Standard

Step into the spacious entrance hall and straight away you have a sense of light and of airiness, with a beautiful bespoke oak and softwood staircase with glass balustrades. There's a reception room to each side, perhaps a snug where you can tuck yourself away to read or watch TV, and a study where you can keep an eye on comings and goings if you receive clients at home.





KEY FEATURES

Behind the study is a large sitting room with doors to the garden beyond. This also has double doors into the heart of any home – the kitchen. This magnificent room consists of three areas, the kitchen, dining area and family area, and has two sets of doors to the garden, so you can open it up on sunny days for a comfortable flow inside and out. You have classic shaker-style units, quartz worktops and high-end integrated appliances, including an oven, combination oven with warming drawer, full-height fridge and freezer, dishwasher, wine cooler and induction hob. There's also a generously proportioned utility room, with washing machine and dryer, plus Porcelanosa tiling in both rooms. The utility offers access to the garage – which means when you come home with your shopping and it's pouring with rain, you can park in the garage (electric doors, naturally) and come straight into the house. Bliss! Upstairs, the principal suite is a real highlight. The Juliet balcony frames views across the trees, while the dressing room will delight anyone seeking sartorial splendour. Even the bathroom will impress, with feature freestanding bath and luxurious walk-in shower. The other four bedrooms are all doubles, one with another stunning en-suite and the others sharing a magnificent family bath/shower room. No expense has been spared on the fittings and finish here. Although this is a spacious home, it's surprisingly efficient to run, with solar panels and the option of battery storage, underfloor heating, an air source heat pump and electric car charging point. There's super-fast fibre broadband – perfect if you work from home or if you have teenagers!

Explore Outside

From first glimpse it's clear this is a home with extra attention to detail, as evidenced by the decorative brickwork to the front. You have a half-acre plot here, with woodland to the rear offering a lovely view. There's ample parking on the brickweave driveway, as well as the aforementioned garage and a fully landscaped front garden. Your rear garden has a beautiful porcelain patio where you can sit and relax, or fire up the BBQ and dine in the fresh, clean air. If you fancy a stroll into Acle, you'll find shops, cash points, a Post Office, library, pubs and restaurants, schools, a surgery, vet and more, as well as the train station. There's even a weekly market. Walk down to the river and you'll find a long stretch of moorings available. You can sit and watch the watery world go by. You're close to the Weavers Way and there's a lovely circular walk along the river to Upton and back via Acle, ideal for dog walkers.

Agents Note

The photos shown throughout the brochure show 3 Cecils Meadow.

























INFORMATION



On The Doorstep

Acle is a charming market town, situated on the River Bure in the Broads National Park. It is known for its picturesque surroundings, historic buildings, and as a gateway to exploring the nearby wetlands and waterways. There is no shortage of amenities, including a supermarket, butcher's and a bank, as well as cash points, a post office, hardware store, newsagent, restaurants, takeaways, cafes and pubs, plus a library, chemist, doctor's surgery, opticians, vets, a nursery, primary school and secondary school and a train station.

How Far Is It To?

Acle lies in between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 8 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The seafront offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich on the A47 Southern by-pass heading towards Great Yarmouth and follow the signs for Acle. Take the exit towards Acle/Reedham/Upton and at the roundabout take the 3rd exit. Continue onto Leffins Lane and at the roundabout take the 1st exit on Reedham Road and then right onto Damgate Lane.

Services, District Council and Tenure

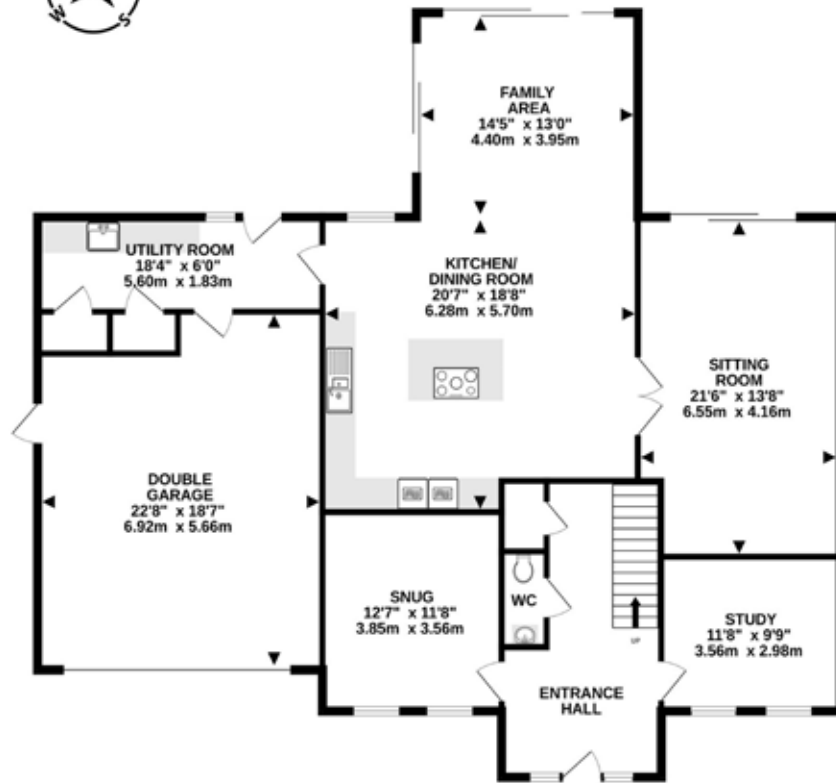
Air Source Heat Pump, Underfloor Heating, Mains Water, Mains Drainage
Super Fast Fibre Internet Available

Mobile Phone Reception - varies depending on network provider

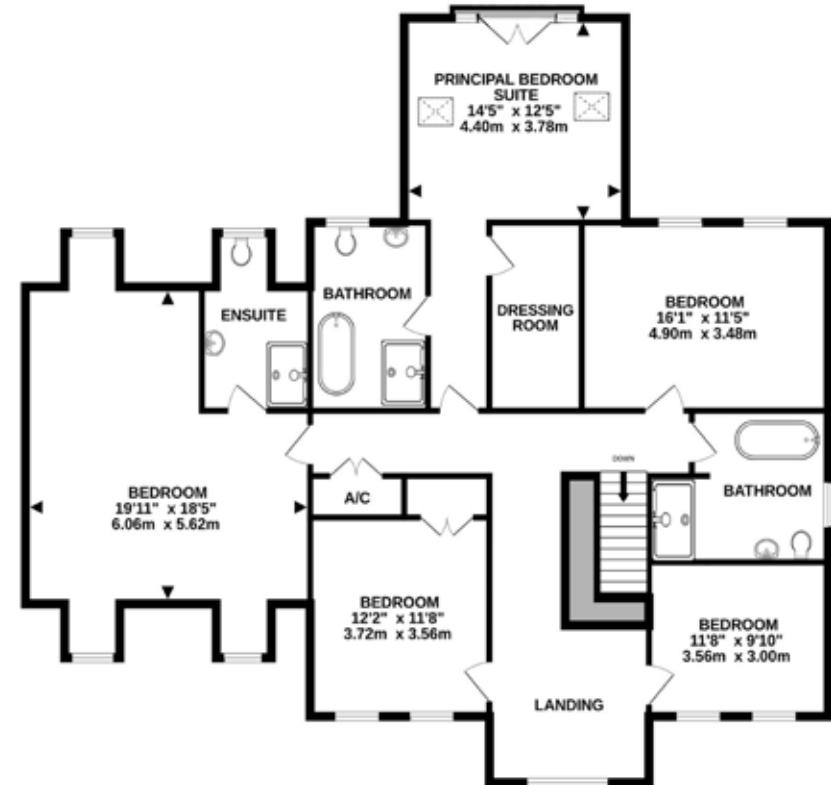
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band Pending

Freehold



GROUND FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
1685 sq.ft. (156.6 sq.m.) approx.

TOTAL FLOOR AREA : 3507 sq.ft. (325.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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This property requires an
Energy Performance Certificate, which is in the
process of being done



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