



Old Market Close, Acle - NR13 3EY





## Old Market Close

Acle, Norwich

This captivating detached bungalow is NESTLED in a CUL-DE-SAC setting, spanning over 920 Sq. ft (stms) of accommodation. This home boasts an L-SHAPED 19' SITTING ROOM with a useful STUDY SPACE complemented by a separate CONSERVATORY, ideal for relaxation and entertaining. The property features a FITTED KITCHEN with an adjacent DINING ROOM, TWO DOUBLE BEDROOMS for utmost comfort, a convenient SHOWER ROOM, and a separate W.C. With SIDE and REAR GARDENS wrapping around the property, a larger than average plot can be enjoyed, with LAWNS to both sides. The tandem drive offers OFF ROAD PARKING and a garage, offering both space and practicality in one charming package.

Council Tax band: D

Tenure: Freehold





- Detached Bungalow in a Cul-De-Sac Setting
- Over 920 Sq. ft (stms)
- L-Shaped 19' Sitting Room with Separate Conservatory
- Fitted Kitchen & Adjacent Dining Room
- Two Double Bedrooms
- Shower Room & Separate W.C
- Side & Rear Gardens along with Tandem Drive & Garage
- Sought After village Location

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

A low level fence encloses a lawned garden, with mature hedging and shrubbery. The tandem driveway offers off road parking, with access to the main property, gated rear garden and garage.

#### THE GRAND TOUR

The hall entrance is finished with wood effect flooring for ease of maintenance, along with a useful built-in cloaks cupboard and airing cupboard. The bedroom accommodation sits at the front of the property, both forming part of the



bay frontage and including built-in wardrobes. A separate W.C is complete with tiled walls and storage built-in under the sink, whilst a shower room also offers a three piece suite with a walk-in shower, built-in storage and tiled walls. The living space starts with an open plan dining hall, with continued wood effect flooring and a seamless flow to the sitting room and kitchen. The kitchen is fully fitted, with space for a cooker and general white goods, with the side lobby offering room for laundry appliances and a door to the garden. The L-shaped sitting room offers ample space for soft furnishings and another table or desk area as a study. The conservatory extends the living space, with full height windows and a door to the rear.

#### FIND US

Postcode : NR13 3EY

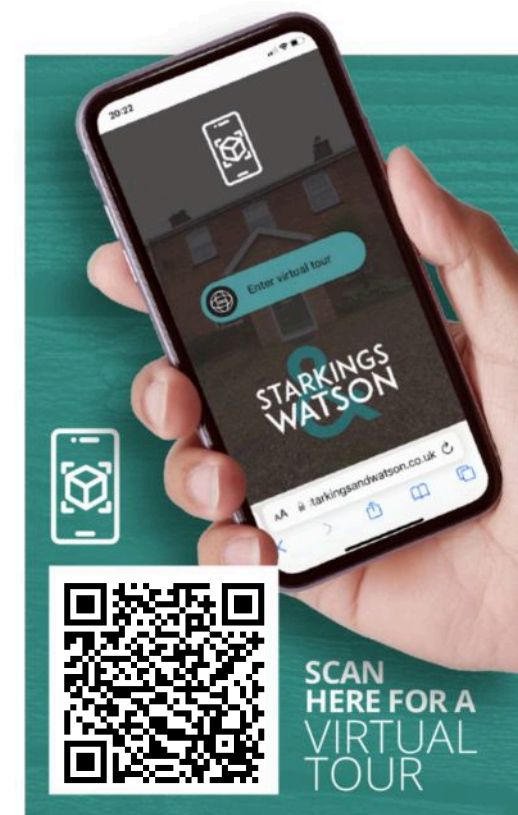
What3Words : ///lipstick.zebra.blogging

#### VIRTUAL TOUR

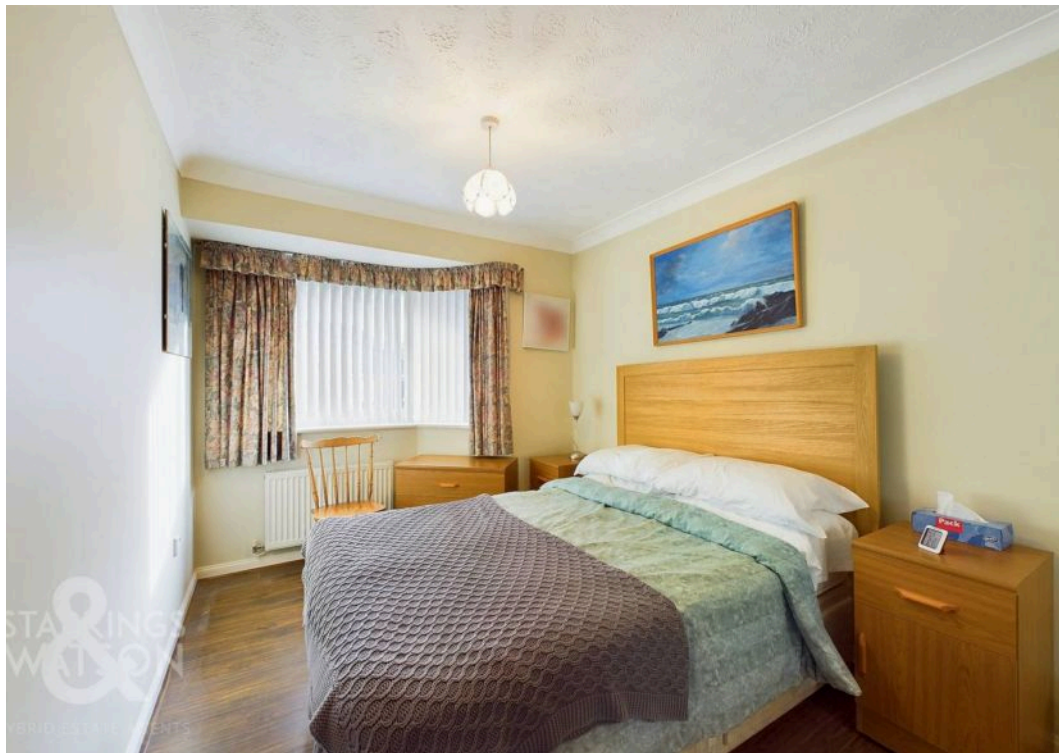
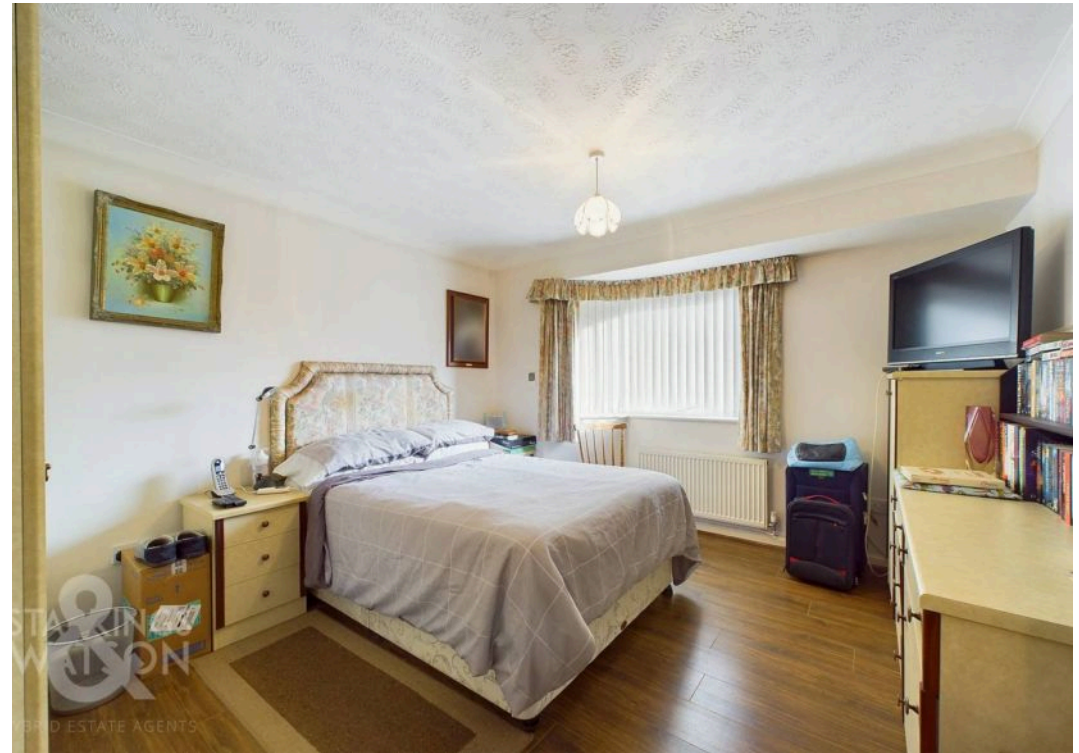
View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

All white goods from the kitchen are to be included in the sale.







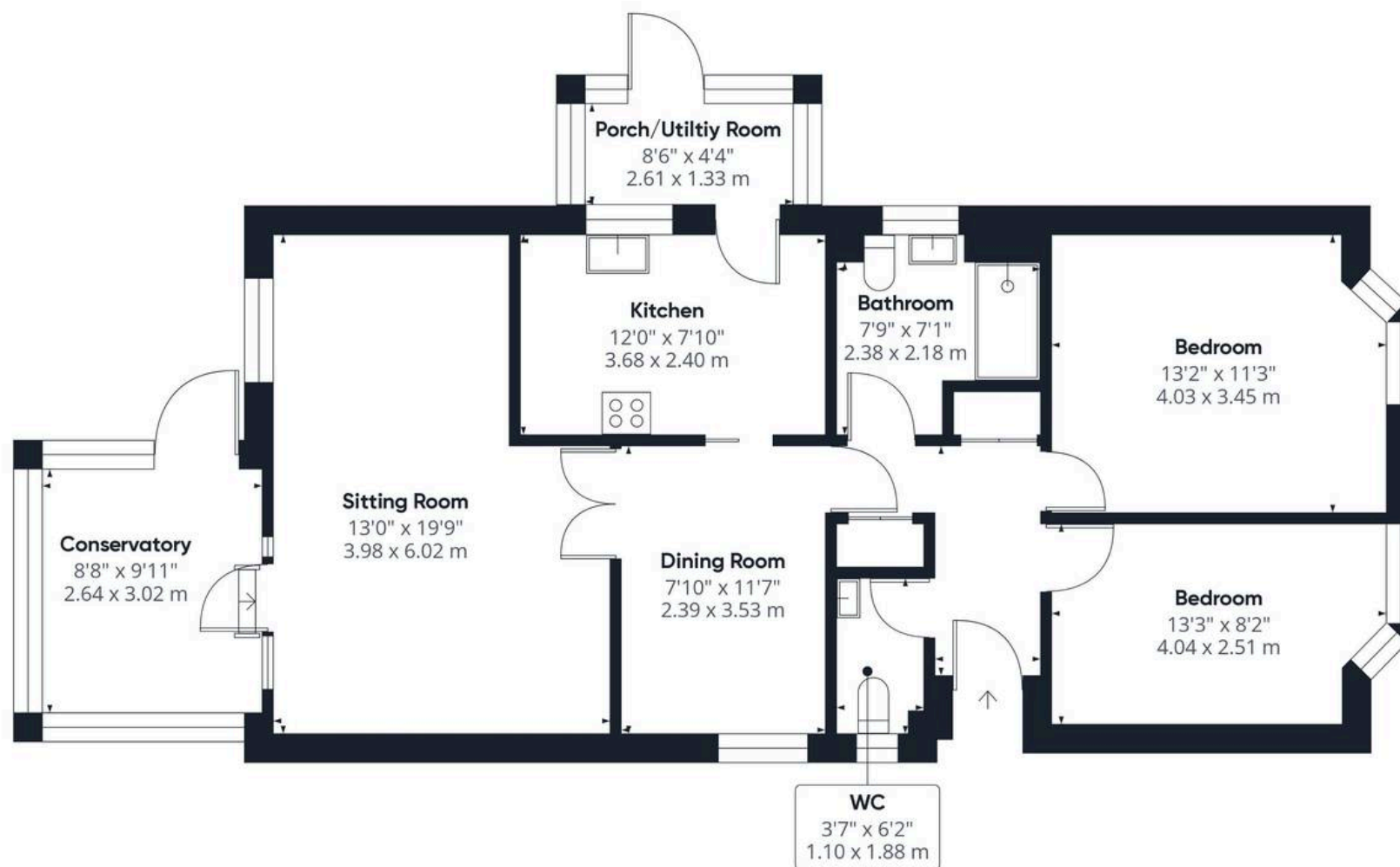




## THE GREAT OUTDOORS

The property offers wrap around lawned gardens to both the side and rear. The conservatory opens to the rear lawned garden, fully fenced and complete with planted borders. A hard standing pathway leads to a similar sized side garden, where access leads from the side porch, and a useful timber shed offers storage.





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

927.85 ft<sup>2</sup>

86.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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Disclaimer: 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.