



Acle Road, Moulton St. Mary - NR13 3AP

**STARKINGS
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HYBRID ESTATE AGENTS



Acle Road

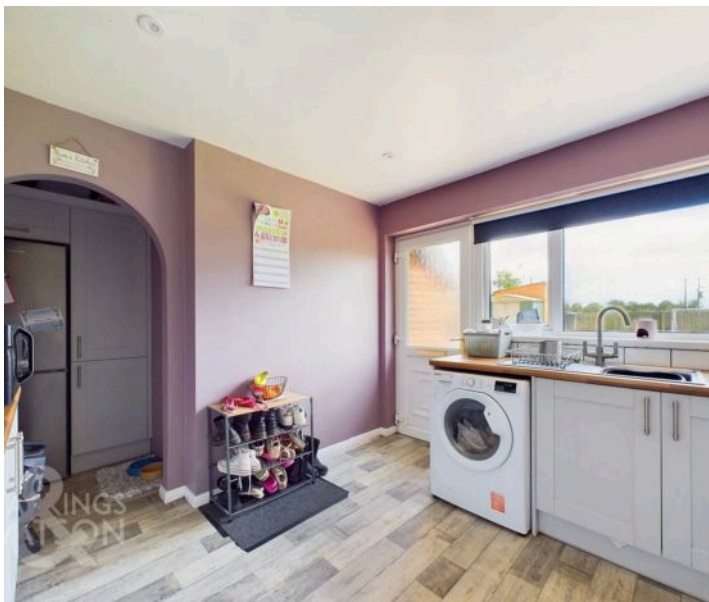
Moulton St. Mary, Norwich

Extended and MODERNISED, this semi-detached BUNGALOW enjoys an ELEVATED POSITION with PANORAMIC FIELD VIEWS to the rear. With communal parking on road, the GARDENS are laid to lawn and FULLY ENCLOSED - perfect for taking in the SOUTH SUN. The accommodation offers an ATTRACTIVE DECOR, comprising a hall entrance, 13' SITTING ROOM, 10' KITCHEN, THREE BEDROOMS and FAMILY BATHROOM. Finished with electric heating and uPVC DOUBLE GLAZING, the property is presented in MOVE-IN CONDITION.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Rural Village Setting Close to Acle
- Semi-Detached Bungalow
- Panoramic Field Views
- Elevated Position & On Road Parking
- 13' Sitting Room
- Modern Fitted Kitchen
- Three Bedrooms
- Family Bathroom with Shower

Moulton St Mary is a rural village located just outside of the village of Acle. The village of Acle has a variety of shops, two small supermarkets, a pub and café. Schooling is well catered for with pre school, infant and junior schools and a high school. This thriving village is situated in the heart of the sought after Norfolk Broads, just 8 miles from the ever popular holiday resort of Great Yarmouth. Norwich is 12 miles west and easily accessible by road and rail.

SETTING THE SCENE

Elevated from the road, on road parking can be found to front, with a hard standing pathway and lawned gardens leading to the main entrance.

THE GRAND TOUR

Stepping inside, the hall entrance offers space for coats and shoes, with doors leading to the sitting room and bedroom. The extended main bedroom is carpeted, with space for wardrobes or a dressing table, with a window to the rear to take in the view. The main sitting room offers a light and bright interior due to the large front facing window, with fitted carpet and open plan to the kitchen. Re-fitted with an L-shape arrangement of wall and base level units, wood effect flooring runs under foot, with tiling around the worktops. The electric hob is inset into the work surface, with an eye-level electric double



oven. Space is provided for general white goods, with a window and door facing to the rear. From the sitting room an inner hall and large cupboard lead off, with doors to the two carpeted bedrooms - one facing to the front, and the other to the rear.

FIND US

Postcode : NR13 3AP

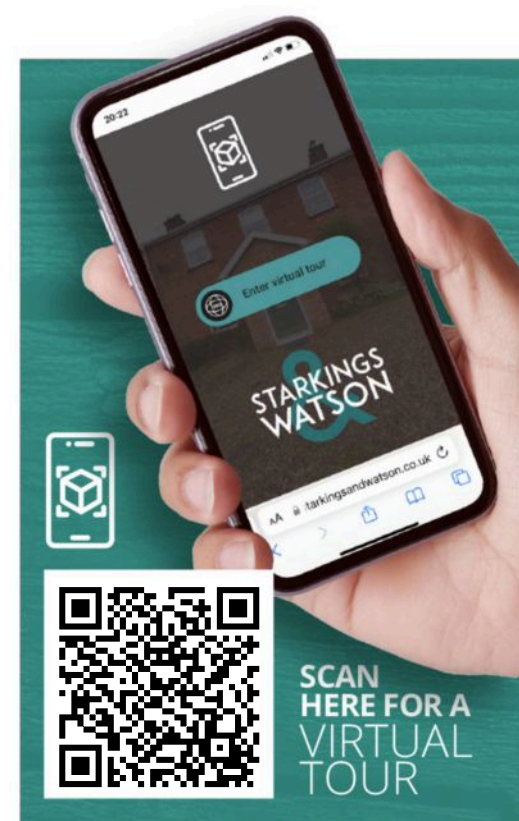
What3Words : ///hockey.coverage.wisdom

VIRTUAL TOUR

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

AGENT NOTE

The property uses a shared septic tank.



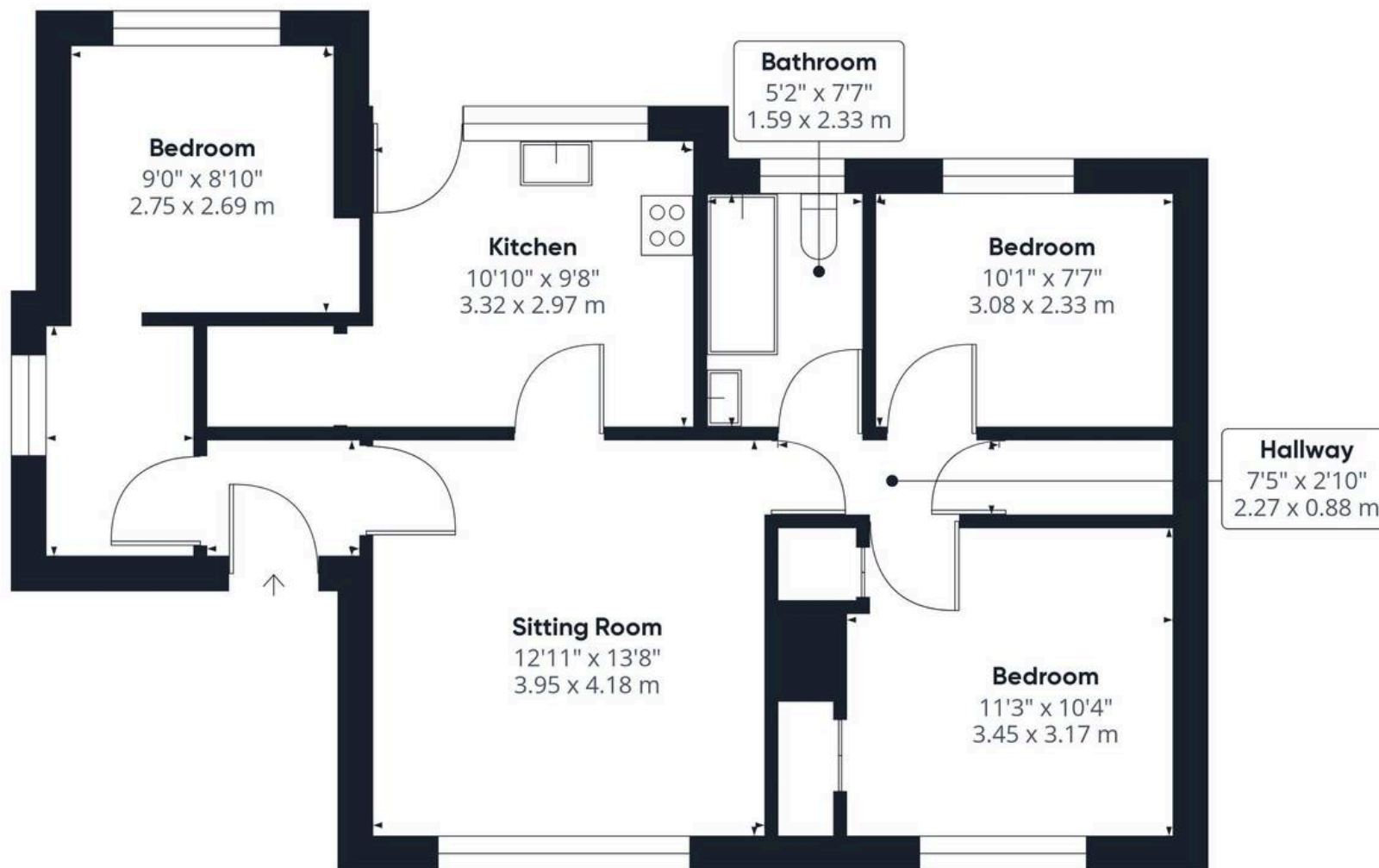




THE GREAT OUTDOORS

Laid to lawn and with open field views to rear, the garden is enclosed with timber panelled fencing. A patio seating area sits to one side, creating the perfect space to take into the views.





Approximate total area⁽¹⁾

749.43 ft²

69.62 m²

(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.

GIRAFFE 360



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