



Cavell Road, Acle - NR13 3FN



## Cavell Road

Acle, Norwich

Built in 2022, this DETACHED BUNGALOW occupies a CUL-DE-SAC SETTING with TANDEM PARKING to front. The property is IMMACULATELY PRESENTED whilst also enjoying FULLY LANDSCAPED and NON-OVERLOOKED GARDENS to the rear, with a PATIO and LAWNED area. The property is finished with uPVC double glazing and gas fired CENTRAL HEATING, with a NEUTRAL DECOR. The accommodation comprises a HALL ENTRANCE with a large storage cupboard, DUAL ASPECT sitting room with GARDEN VIEWS, 20' OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS to the garden, two double bedrooms, EN SUITE SHOWER ROOM and family bathroom.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2022 Built Detached Bungalow
- Tucked Away Cul-De-Sac Setting
- 20' Kitchen/Dining Room
- Dual Aspect Sitting Room
- Two Double Bedrooms
- Family Bathroom & En Suite Shower Room
- Tandem Driveway
- Non-Overlooked Landscaped Garden

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

Approached via a block paved driveway offering tandem parking, a pathway leads to an entrance door and gated rear access.



## THE GRAND TOUR

Stepping inside, a recessed barrier mat and tiled flooring runs underfoot, with a built-in storage cupboard and loft access hatch above. The main sitting room sits at the rear of the bungalow with dual aspect views to the front and rear, with fitted carpet underfoot and double door taking you to the adjacent kitchen. This well proportioned kitchen/dining space includes ample room for a dining table with a u-shaped arrangement of wall and base level units offering ample storage with space for general white goods including a washing machine and dishwasher, whilst the fridge freezer is integrated along with cooking appliances with an inset electric ceramic hob and built-in electric oven with a stainless steel splash back and extractor fan above. Under cupboard lighting can be found running around the work surface, with two windows facing to the side and French doors facing to the rear. The bedroom accommodation includes the main bedroom which sits to the front with space for freestanding or built-in wardrobes, whilst leading to the private en suite shower room which offers a white three piece suite including a concealed W.C, wall mounted hand wash basin and a walk-in double shower cubicle - all complete with tiled splash-backs. The second bedroom also faces to the front and includes a built-in wardrobe. Completing the property is the family bathroom with a white three piece suite the including a panelled bath with tiled splash-backs and flooring

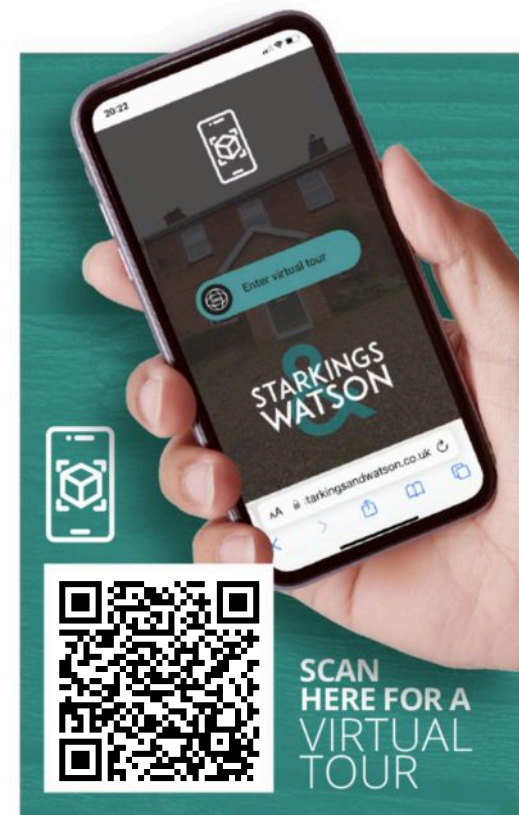
## FIND US

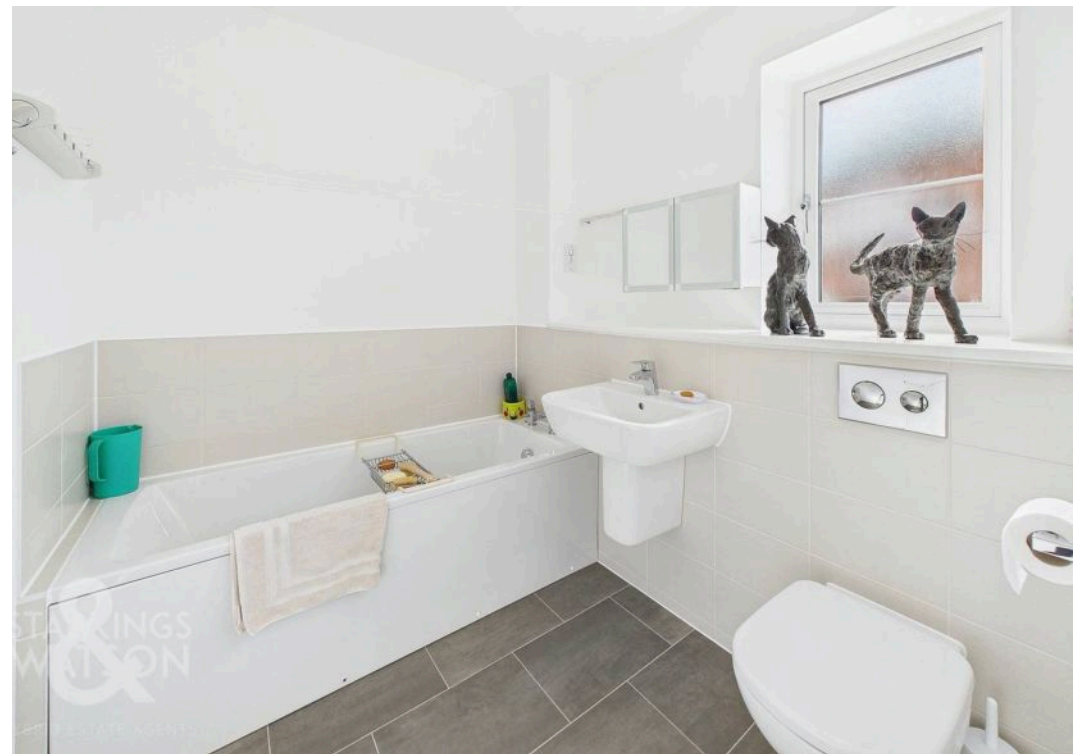
Postcode : NR13 3FN

What3Words : ///reinststate.scatter.harps

## VIRTUAL TOUR

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



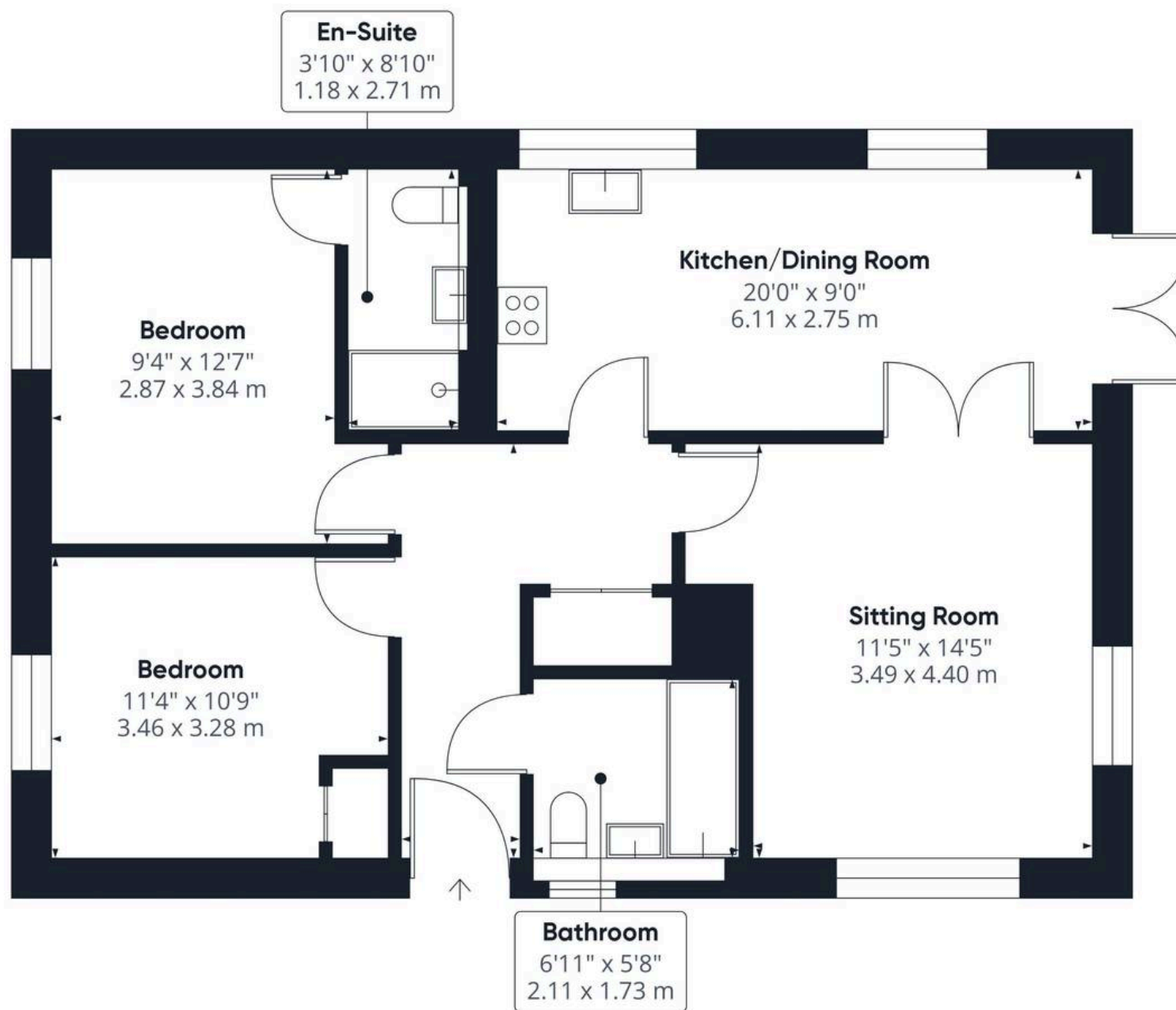




## THE GREAT OUTDOORS

Pleasantly landscaped to include timber fence boundaries to all sides with a central lawn, a pathway runs around the entire garden creating a patio seating area to enjoy the south facing sun. Gated access leads to the driveway with a timber built shed offering storage.





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

796.51 ft<sup>2</sup>

74 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.