



Mill Lane, Acle - NR13 3BJ





## Mill Lane

Acle, Norwich

TUCKED AWAY in a PEACEFUL SETTING, this EXTENDED semi-detached home offers a superb opportunity for a growing family. Boasting OVER 1270 Sq. ft (stms) with THREE SPACIOUS RECEPTION ROOMS, there is ample space for relaxation and entertaining, while the KITCHEN with a separate UTILITY ROOM provides practicality and convenience. Finished in FANTASTIC CONDITION, the property is well dressed and includes SOLAR PANELS. The ground floor shower room adds to the property's functionality. Upstairs, FOUR GENEROUSLY SIZED BEDROOMS offer comfortable accommodation, alongside a FAMILY BATHROOM with a SHOWER over the bath and additional storage solutions. Outside, the private GARDENS provide a serene retreat, featuring a PATIO AREA perfect for alfresco dining, as well as a GARAGE for secure PARKING or storage needs.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





- Tucked Away Setting
- Extended Semi-Detached Home
- Three Spacious Reception Rooms
- Kitchen with Separate Utility Room
- Ground Floor Shower Room
- Four Bedrooms
- Family Bathroom with Storage
- Private Gardens & Garage

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

Tucked away on a private road, a shingle driveway offers parking with access to the main property and adjacent garage including external power supplies. The front lawned garden offers an attractive variety of planting whilst being a fully usable space with gated access leading to the rear garden and hard standing footpath to the main entrance door.



## THE GRAND TOUR

Stepping inside you head straight into the main kitchen offering an extensive range of useful built-in storage, including inset sink unit and space for an electric cooker with tiled splash-backs and an extractor fan above. Space is provided for general white goods including the fridge freezer and dishwasher, with a door taking you to the main dining room and adjacent utility. The utility includes space for laundry appliances with a front facing uPVC double glazed window and wall mounted gas fired central heating boiler, with a door taking you to a ground floor shower room - complete with a three piece suite and tiled splashbacks. The shower room includes tiled flooring underfoot and a heated towel. Stepping up into the dining room from the kitchen, with oak wood flooring underfoot, a front facing window offers excellent natural light. A door takes you to the stairs to the first floor landing, and a further door taking you to the inner hall. The inner hall is complete with a herringbone style wood effect flooring with a door taking you to the main sitting room which centres on a feature cast iron woodburner with pamment tiled hearth and timber surround, with garden views to the rear and high level ceilings above. This characterful room offers a light and bright finish. Sitting adjacent off the hallway is the family room with dual aspect views to front and rear including French doors which lead out to the rear patio, with wood effect flooring underfoot creating an extension to the main living space. Completing the ground floor is the rear porch which leads from the main hallway entrance with space for coats and shoes and a door taking into the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch, window to side, with doors taking you to the four bedrooms. The first bedroom includes garden views to the rear, fitted carpet and a built-in double wardrobe. The bedrooms include a comfortable single with the second and third bedrooms both including feature original fireplaces, and uPVC double glazing. Completing the property is the family bathroom with a white three piece suite including useful built-in eaves storage access, windows to front and side, with a shaped panelled bath including a thermostatically controlled shower with glazed shower screen and tiled splash-backs.

## FIND US

Postcode : NR13 3BJ

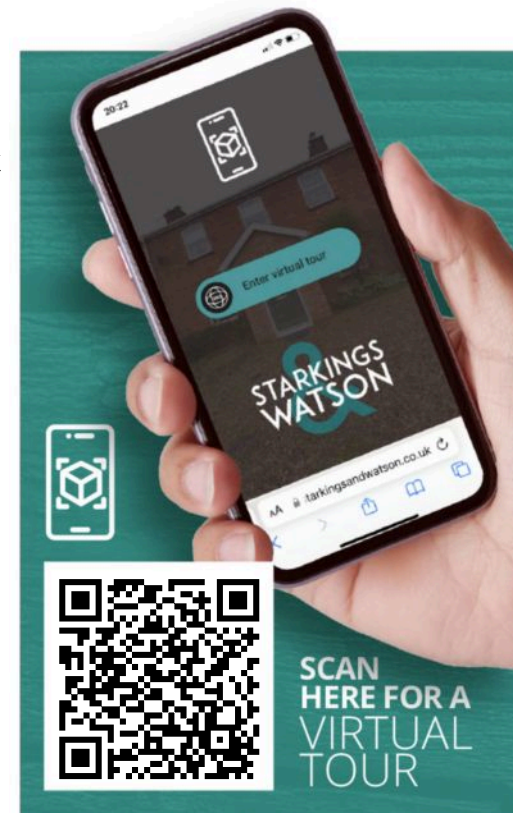
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## VIRTUAL TOUR

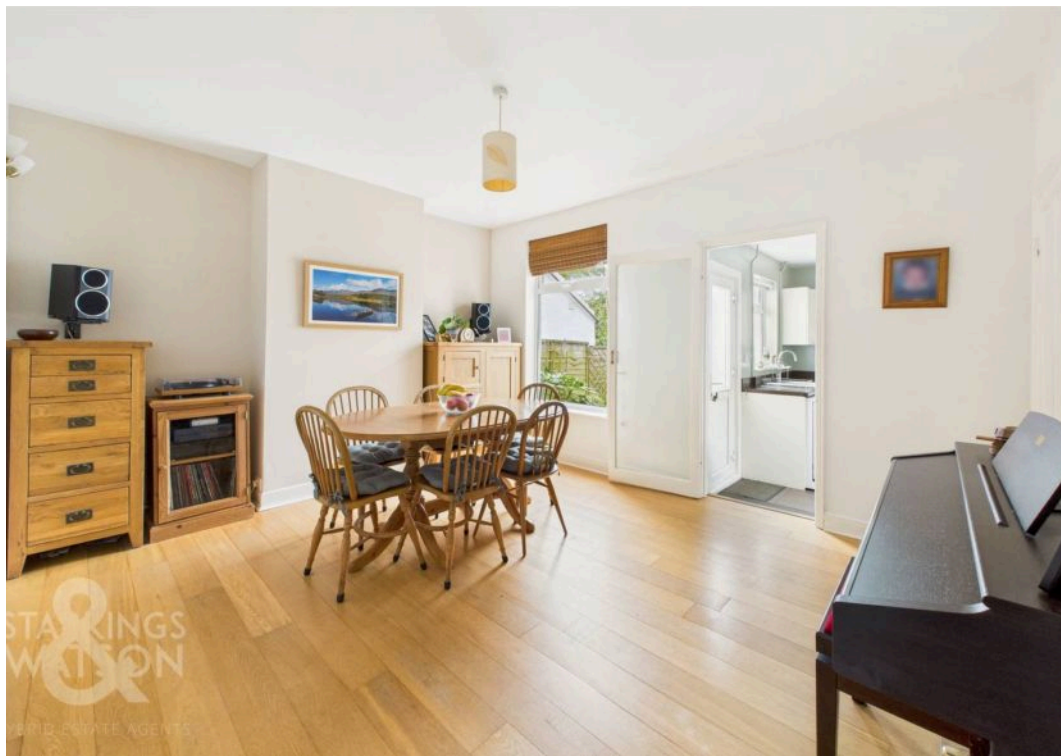
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The current owners have informed us they made £496.13 on the solar panels feedback tariff this past year.









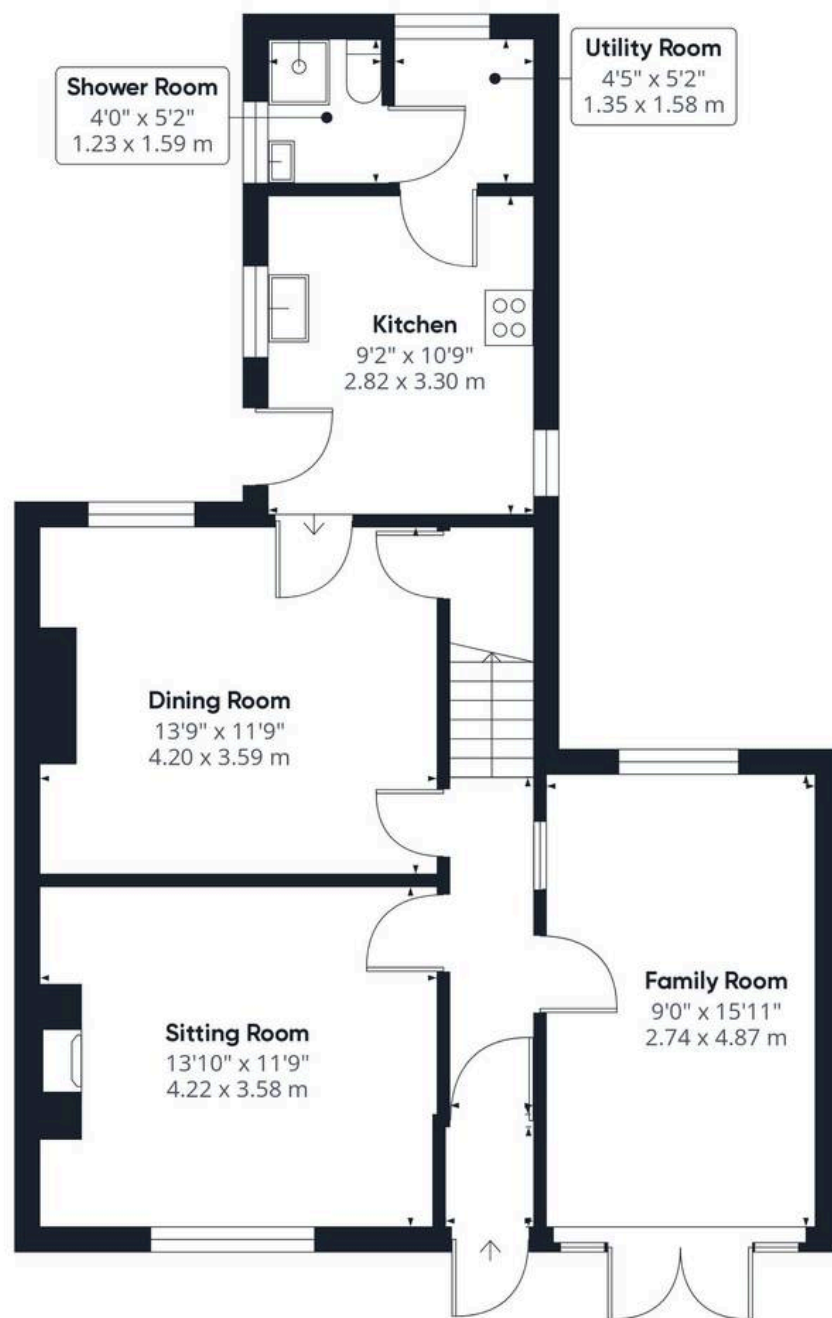


## THE GREAT OUTDOORS

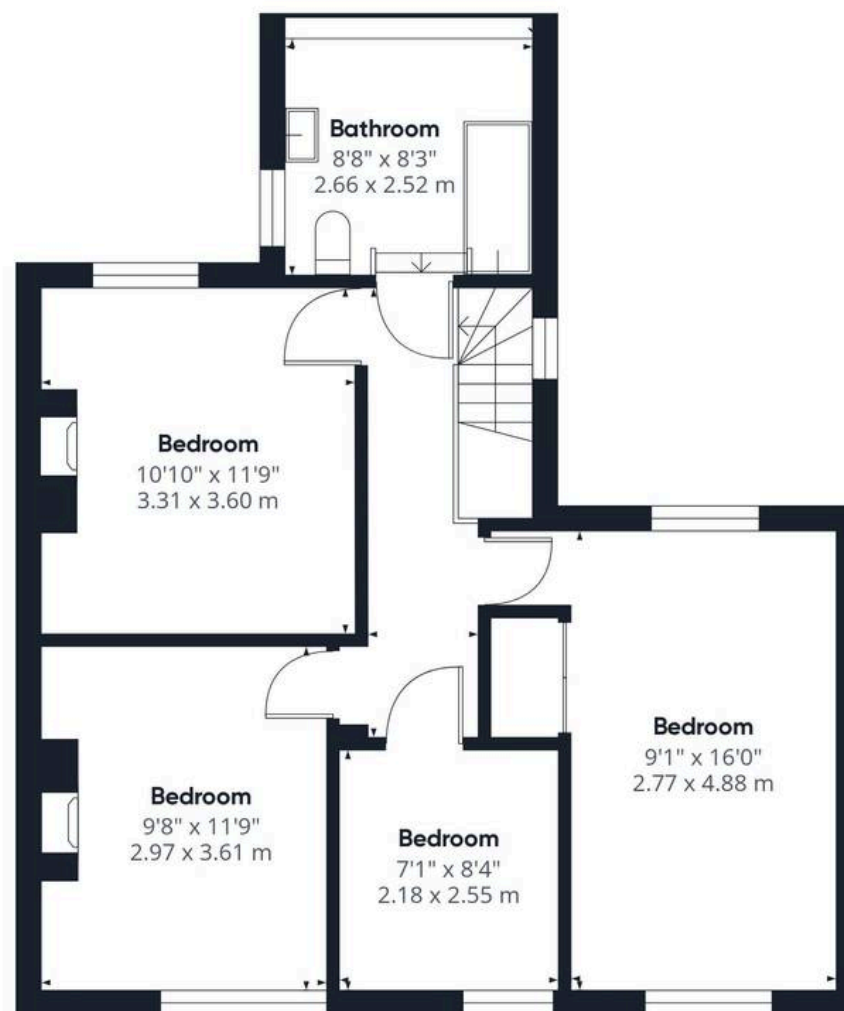
The rear garden is fully enclosed with timber panel fencing and mature hedging, with a patio area leading from the main family room and an area of lawn beyond. Planted borders run around the grass area with access leading to an enclosed side garden which has been used as a vegetable plot and storage, with a gate and access leading to the front garden. The garage offers an up and over door to front, door to side, power and lighting.







Ground Floor



Floor 1

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

1272.72 ft<sup>2</sup>  
118.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.