



Fletcher Way, Acle - NR13 3RQ



Fletcher Way

Acle, Norwich

Guide Price £270,000-£280,000. Tucked away in a peaceful CUL-DE-SAC SETTING, this semi-detached family home offers a tranquil retreat with VIEWS stretching across GREEN SPACE to the rear. Step inside to discover the spacious accommodation that awaits you, including a 16' SITTING ROOM, perfect for relaxing evenings at home, and a 13' CONSERVATORY which is flooded with natural light. The heart of the home is the impressive 16' BAY FRONTED KITCHEN/DINING ROOM, ideal for hosting family gatherings or intimate meals. Upstairs, you will find THREE INVITING BEDROOMS - including the main bedroom which has POTNETIAL for an EN SUITE, whilst all being served by the family bathroom complete with a SHOWER for added convenience. Outside, the PRIVATE NON-OVERLOOKED GARDENS provide the perfect spot for alfresco dining, while a DRIVEWAY and GARAGE offer ample parking and storage space for all your needs. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Tucked Away Cul-De-Sac Setting
- Semi-Detached Family Home
- Views Across Green Space to Rear
- 16' Sitting Room & 13' Conservatory
- 16' Bay Fronted Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Private Non-Overlooked Gardens, Driveway & Garage



The Broadland Village of Acle is located East of the Cathedral City of Norwich, having excellent transport links via Road and Rail. The Village itself has an abundance of amenities including Village Shops, Post Office, Schools, Dentist and Public Houses. Acle is conveniently located close to the A47 for easy access to both Norwich and Great Yarmouth.

SETTING THE SCENE

Tucked away in the corner of this quiet cul-de-sac, the property is approached via a hard standing driveway, with an adjacent lawned front garden - enclosed with high level mature hedging. Gated access leads to the rear garden, with access into the detached garage and main entrance door.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet, whilst stairs rise to the first floor landing, with doors leading into the sitting room and kitchen. The sitting room is centred on a feature fireplace creating a focal point to the room with a rear facing window, fitted carpet underfoot and door taking you to the adjacent conservatory - providing an extension to the living space with wood effect flooring underfoot. Dual aspect windows face to the side and rear, with views over the open green space beyond. French doors lead out to the rear garden, while ample space is provided for soft furnishings and a dining table. Heading into the kitchen, this bay fronted room offers the ideal family friendly size with the front facing bay window and further window, which flood the room with excellent natural light. An L-shaped arrangement of wall and base level units can be found with integrated cooking appliances



including an inset gas hob and built-in eye level electric double oven. Wood effect flooring flows underfoot, with space for general white goods including a fridge freezer and washing machine, whilst tiled splash-backs run around the work surface. A useful storage cupboard sits under the stairs, with ample space for soft furnishings in the bay window, and a dining table. Heading upstairs, the carpeted landing includes a loft access hatch where a boarded loft room can be found, along with a built-in airing cupboard. Doors take you to the three bedrooms. The main bedroom is currently used as a further reception space with dual aspect views via three windows with fitted carpet underfoot and huge potential to create an ensuite at the far end if required. The two rear facing bedrooms both offer uPVC double glazing with fitted carpet underfoot and fantastic views across the open green space. Completing the first floor is the family bathroom with a modernised white three piece suite including a twin head thermostatically controlled rainfall shower over the panelled bath, with useful storage under the hand wash basin, heated towel rail and tiled flooring with underfloor heating.

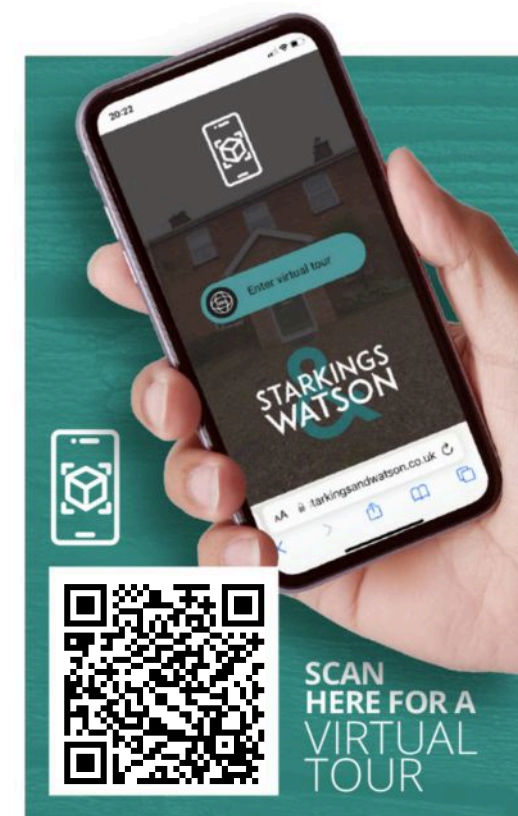
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden enjoys views across the adjacent green space, whilst being laid to lawn, and enclosed with timber panel fencing to both sides. The rear timber picket fence enhances the view to the rear. A useful gated access can be found to the side of the property, where the driveway can be found. A side door takes you to the garage, with an up over door to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

819 ft²

76 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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