



Market Manor, Acle - NR13 3ET



Market Manor

Acle, Norwich

Discover the PERFECT MODERN ABODE in the heart of Acle, with this delightful mid-terrace home offering not just one but TWO ALLOCATED PARKING SPACES. Step inside to find a WELCOMING HALL ENTRANCE complete with handy storage space. The 16' SITTING/DINING ROOM beckons with its airy design and direct access to the PRIVATE GARDEN beyond, perfect for enjoying a morning coffee or hosting evening get-togethers. Whipping up culinary masterpieces is a breeze in the FITTED KITCHEN boasting a convenient breakfast bar for casual dining. Upstairs, TWO GENEROUS DOUBLE BEDROOMS await, along with a FAMILY BATHROOM featuring a refreshing shower. The fully enclosed NON-OVERLOOKED GARDENS are a peaceful sanctuary, with a pathway to the residents car park.

Council Tax band: B

Tenure: Freehold



- Modern Mid-Terrace Home with Twin Allocated Parking Spaces
- Walking Distance to Acle High Street & Train Station
- Hall Entrance with Useful Storage Space
- 16' Sitting/Dining Room with Garden Access
- Fitted Kitchen with Breakfast Bar
- Two Double Bedrooms
- Family Bathroom with Shower
- Enclosed Non-Overlooked Gardens

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 well maintained lawned front garden, a hard standing footpath takes you to the main entrance door. Allocated parking can be found within the residents car park located to the right hand side of the terrace block.



THE GRAND TOUR

Entering the property, a hall entrance opens up with stairs rising to the first floor landing and useful open storage space below. A door takes you to the sitting/dining room and also to the adjacent kitchen. The kitchen offers a galley style arrangement of wall and base level units with a breakfast bar at the far end, with integrated cooking appliances including an inset gas hob and built-in electric oven with tiled splash-backs and an extractor fan above. Space is provided for general white goods including a fridge freezer and washing machine, with a wall mounted gas fired central heating boiler and uPVC double glazed window on the front facing wall. The sitting room is finished with fitted carpet, with a rear facing window and door along, with a useful built-in cupboard under the stairs.

Heading upstairs, the first floor landing includes a loft access hatch with lighting installed, along with a built-in airing cupboard. With fitted carpet underfoot and doors taking you to the two bedrooms both finished with fitted carpet, the main bedroom sits to the front with two front facing windows and a built-in wardrobe, with the second bedroom enjoying garden views. Completing the property is a family bathroom with a white three piece suite including a panelled bath, with a thermostatically controlled shower and glazed shower screen over, with tiled splash-backs and flooring.

FIND US

Postcode : NR13 3ET

What3Words : ///headrest.heats.heartache

VIRTUAL TOUR

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



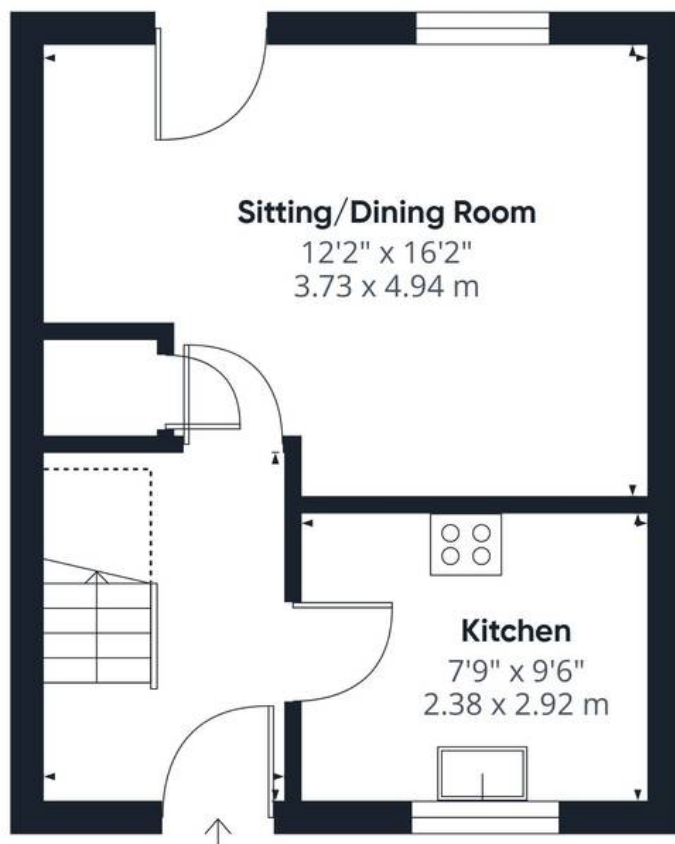




THE GREAT OUTDOORS

The rear garden has been well maintained and includes an area of lawn and patio seating, with a timber storage shed and useful gated access beyond. A range of mature planting, shrubbery and hedging sits around the boundaries, with the garden enclosed with timber panel fencing and enjoying a non overlooked rear aspect. Parking is provided within the residents car park, with two allocated parking spaces in the far corner.





Bathroom
5'6" x 6'11"
1.68 x 2.11 m



Approximate total area⁽¹⁾
612 ft²
56.9 m²

Reduced headroom
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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