



Damgate Lane, Acle - NR13 3DH

Damgate Lane

Acle, Norwich

NO CHAIN. Dating back to the late 1800's, this CHARMING semi-detached COTTAGE offers immense POTENTIAL. Boasting approximately 953 sq. ft (stms), this property is ideally situated within WALKING DISTANCE to the TRAIN STATION and VILLAGE CENTRE - convenience is at your doorstep. The SOUTH FACING GARDENS create a serene atmosphere, perfect for relaxation and enjoying the sunshine, with a wealth of MATURE PLANTING ready to be tamed. The property also offers the potential for off-road parking to the front, once a dropper kerb is installed. Inside, the PORCH entrance leads to the DINING ROOM with its feature FIREPLACE, with the formal SITTING ROOM beyond. The inner hall leads to a ground floor W.C and KITCHEN - with a CONSERVATORY extending the living space in the summer months. Upstairs, TWO DOUBLE BEDROOMS provide comfort and flexibility, whilst the FAMILY BATHROOM includes a SHOWER over the bath. Ready for DECORATION and modernising, the property includes electric storage heating.



The spacious outdoor GARDENS are a haven for relaxation and entertainment. With ample room to customise to your liking, the garden area presents a canvas for your green thumb or a beautiful outdoor gathering space for friends and family.

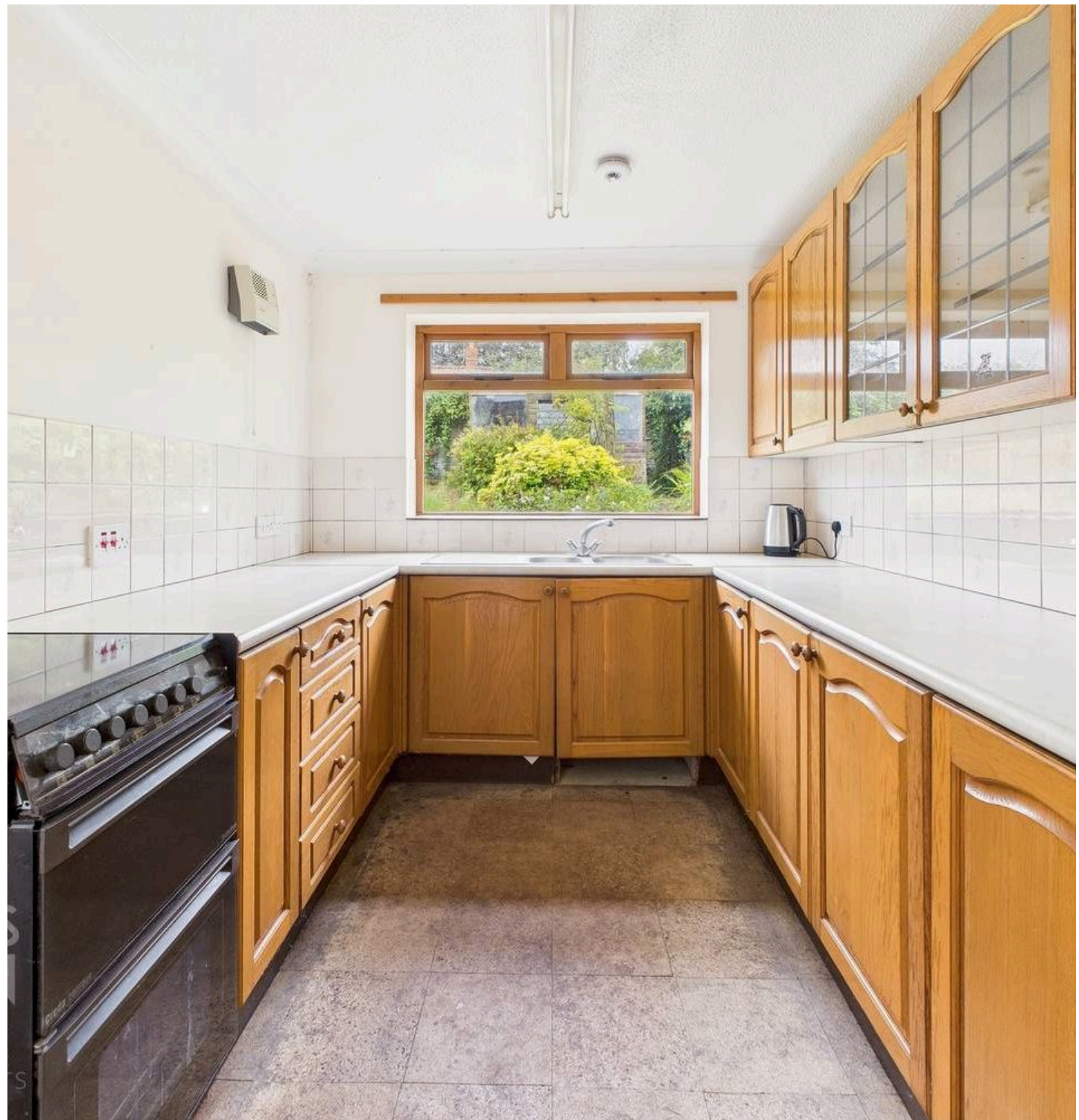
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Semi-Detached Cottage with Potential (stp)
- Approx. 953 Sq. ft (stms)
- South Facing Gardens
- Walking Distance to Train Station & Village Centre
- Potential for Off Road Parking to Front (stp)
- Two Double Bedrooms
- W.C & Family Bathroom with Shower

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. Various activities including tennis, bowls club and a social club can be found locally, as well as a range of activities for retirees such as lunch clubs and library.



SETTING THE SCENE

With potential for off road parking to front, the property sits back from the road with an array of mature planting and shrubbery - offering huge potential for a new purchaser. Gated access can be found to the side of the property, with a footpath taking you to an entrance door.

THE GRAND TOUR

Heading inside, the porch entrance offers the ideal meet and greet space with a solid wood latch and brace door taking you to the dining room beyond - complete with fitted carpet and a featured brick built fireplace. Garden views can be enjoyed to the rear, with a door taking you to the inner hallway and adjacent sitting room, with an opening to the adjacent sitting room complete with a front facing window and feature a brick built fireplace. Fitted carpet continues to flow underfoot with the electric fuse box located to the front hand wall and a timber beam above. The inner hallway includes stairs to the first landing with storage space below, then an opening taking you to the rear facing kitchen and a door to the ground floor WC - complete with a two piece suite, tiled splash-backs and front facing window. The kitchen offers a u-shaped arrangement of wall and base level units, with space for an electric cooker, tiled splash-backs, rear facing window and door to the adjacent conservatory - offering extensive living space in the summer months with full height windows and sliding patio doors to rear.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and rear facing window with doors taking you to the two double bedrooms and family bathroom. The main bedroom sits to the far end of the hallway with the front facing window and fitted carpet. The second bedroom also faces to front with ample space for wardrobes. The family bathroom completes the property with a white two piece suite including an electric shower over the bath, tiled splash-backs and built-in storage cupboard.

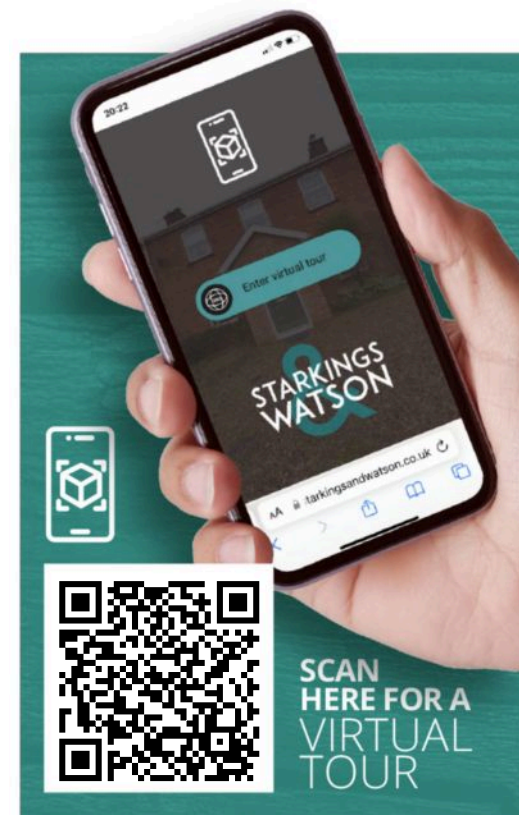
FIND US

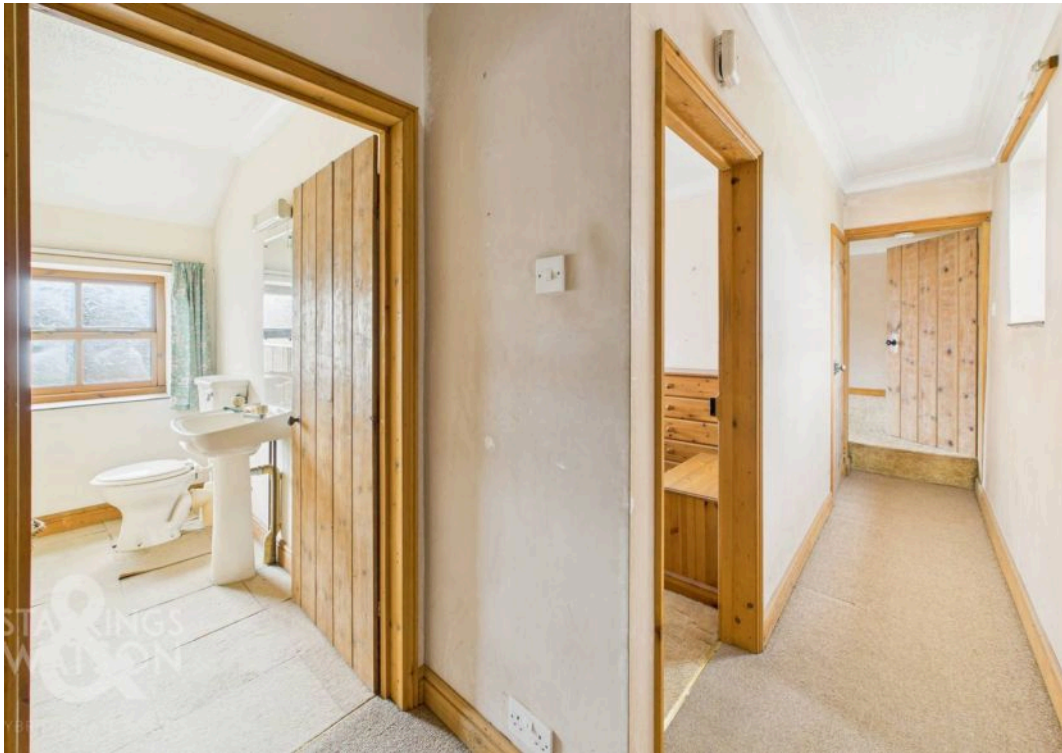
Postcode : NR13 3DH

What3Words : ///definite.bitters.swimsuits

VIRTUAL TOUR

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



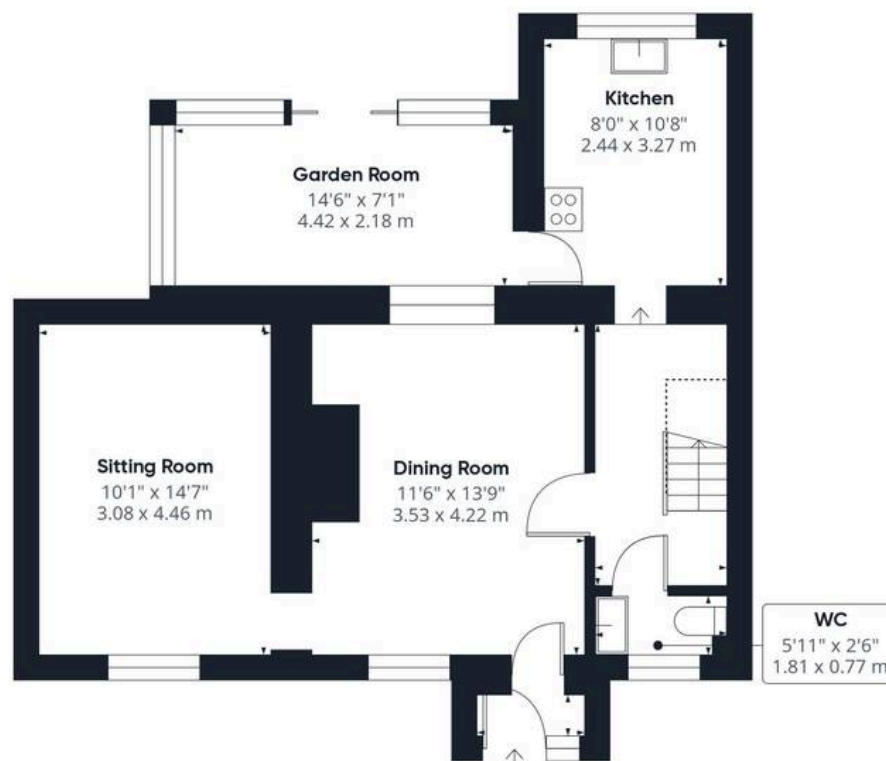




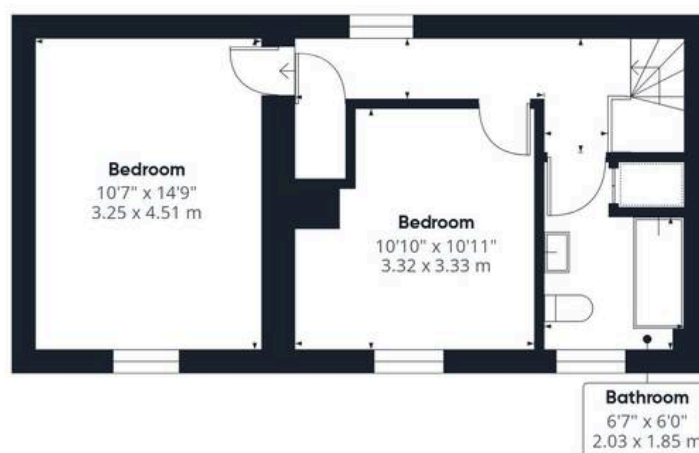
THE GREAT OUTDOORS

The rear garden is non-overlooked to the rear, complete with a wide variety of mature planting and shrubbery, enclosed with timber panel fencing. An area of lawn can be found within the raised section of the garden, along with a useful storage shed - requiring some remedial works. A patio seating area extends from the conservatory patio doors, to the side of the property where gated access leads to the front driveway and gardens.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

953 ft²

88.4 m²

Reduced headroom

12 ft²

1.1 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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