



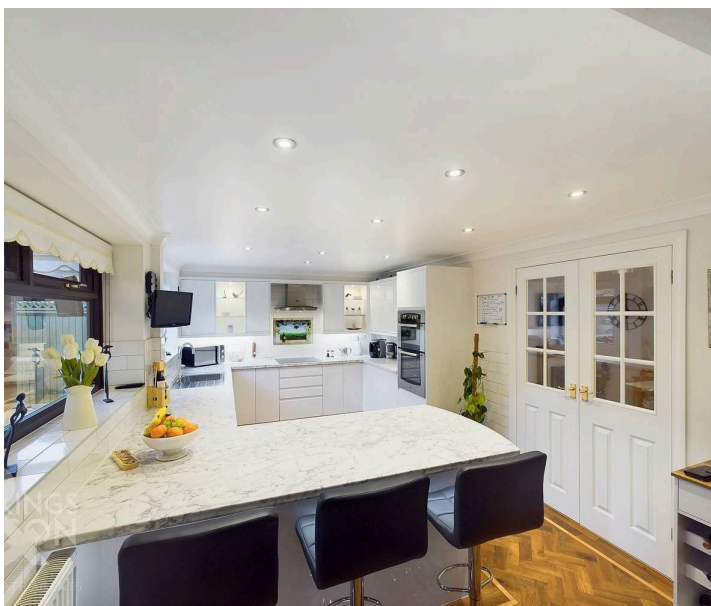
Market Manor, Acle - NR13 3ET



Market Manor

Acle, Norwich

This IMMACULATE detached family home enjoys a CUL-DE-SAC SETTING, with OVER 1045 Sq. ft (stms) of accommodation. Having been UPDATED and MODERNISED in recent years, various upgrades include the RE-FITTED KITCHEN and WARM ROOF to the conservatory - extending the LIVING SPACE. Finished with a 2023 installed gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, the property is presented in MOVE-IN CONDITION - both inside and out. Internally, a HALL ENTRANCE leads to the W.C and 14' SITTING ROOM, with storage under the stairs. The 25' KITCHEN/DINING SPACE includes a LARGE BREAKFAST BAR/ISLAND complete with a SUITE of INTEGRATED APPLIANCES. The separate UTILITY ROOM also creates a BOOT ROOM entrance, with the L-SHAPED conservatory extending the living space. Upstairs, THREE BEDROOMS lead off the landing - the main bedroom including a QUALITY range of BUILT-IN BEDROOM FURNITURE. The SHOWER ROOM with it's tiled splash backs completes the property. Externally, the secluded LOW MAINTENANCE GARDEN is well stocked, and includes a PATIO with SUMMER HOUSE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Motivated Vendor!
- Immaculate Detached Family Home
- Tucked Away Cul-De-Sac Setting
- Walking Distance to Shops, Amenities, Transport & Trains
- Hall Entrance with W.C
- Bay Fronted 15' Sitting Room
- 25' Newly Fitted Kitchen with Dining Space
- Three Spacious Bedrooms

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 off the main road, a brick weave frontage offers off road parking with access to the main property and adjacent utility/boot room. The front garden has been well maintained, including a variety of planting and low level hedging, with a gated access leading to the rear garden.



THE GRAND TOUR

Heading inside, the porch entrance offers wood effect flooring underfoot, door to the main sitting room and a useful ground floor cloakroom finished with attractive tiling. The W.C includes a white two piece suite. The main sitting room enjoys a front facing bay window and a feature fireplace, with stairs rising to the first floor landing and storage built-in below. Wood effect flooring runs underfoot with double doors taking you into the rear facing kitchen/dining room. This expansive room offers a newly fitted kitchen with an extensive range of wall and base level units including integrated cooking appliances with an inset electric ceramic hob and built-in eye level electric double oven. Further integrated appliances include a dishwasher, fridge and washing machine, with a large island and breakfast bar, along with ample space for a dining table or further soft furnishings. An attractive wood effect herringbone style flooring runs through the space with two rear facing windows and sliding patio doors taking you to the conservatory. The utility/boot room offers further storage with room for general white goods and laundry appliances, with a large built-in loft access hatch above. Completing the ground floor is the garden room which now offers a warm roof with heating installed and further herringbone style wood flooring underfoot. A range of windows and French doors lead to the rear, offering a light and bright aspect whilst enjoying the garden views.

Heading upstairs, the carpeted landing includes the built-in airing cupboard and loft access hatch above, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom offers an extensive range of built-in bedroom furniture with twin sets of double wardrobes and twin sets of bedside cabinet units. The shower room completes the property with a re-fitted suite including storage under the hand wash basin, thermostatically controlled shower, heated towel rail and tiled walls.

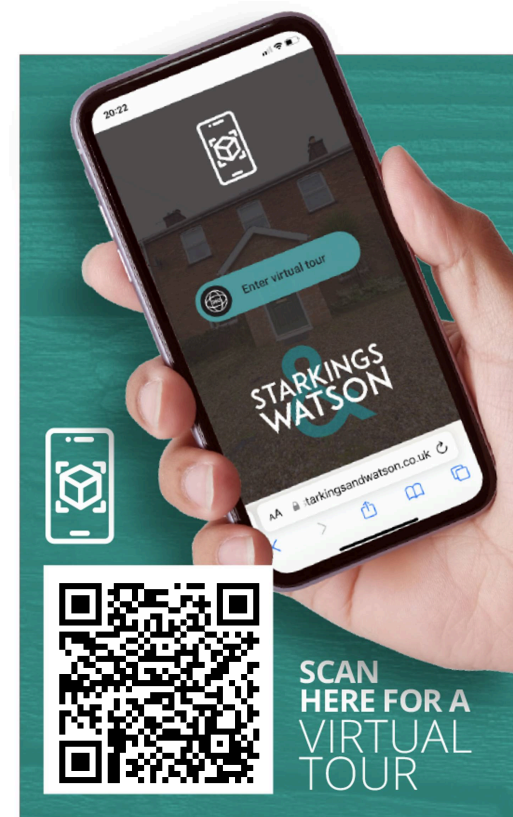
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

This lovingly maintained garden enjoys a secluded feel, and low maintenance finish. Planted raised borders add colour and interest, whilst the central artificial grass enables family living. Timber panelled fencing encloses the garden, with the corner summer house offering storage with power installed. Gated access leads to the side of the property.

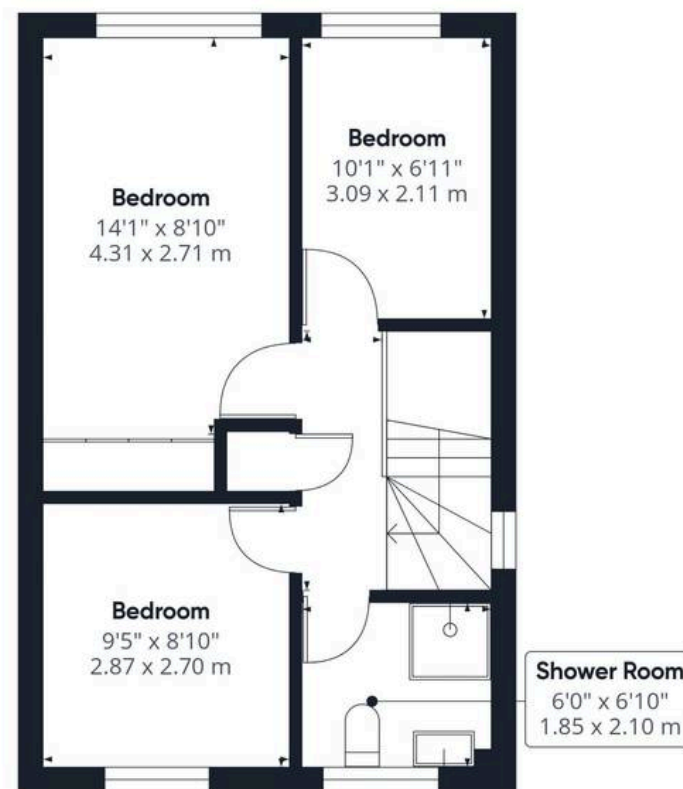
Driveway

2 Parking Spaces





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1045.72 ft²

97.15 m²

(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 are 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.