



Mill Crescent, Acle - NR13 3BL



Mill Crescent

Acle, Norwich

Situated just a few moments walk from the bustling heart of Acle with its train station and bus links, this SEMI-DETACHED HOUSE boasts a generous floor space spanning over 1000 Sq. Ft (stms) with many rejuvenated and upgraded features with large shingle DRIVEWAY to the front giving OFF ROAD PARKING. The ground floor offers a 19' SITTING ROOM laid with hard wearing wood effect flooring and an OPEN KITCHEN/BREAKFAST ROOM to the rear with INTEGRATED APPLIANCES and BREAKFAST BAR seating space. In the summer of 2025 the roof on the GARDEN ROOM was replaced by the owner to give a further living space leading to a tucked away UTILITY ROOM all overlooking the PRIVATE & FULLY ENCLOSED REAR GARDEN



A versatile addition to the ground floor is a SHOWER ROOM and WC sat behind the kitchen in addition to the three piece bathroom suite on the first floor both of which can be utilised by the THREE BEDROOMS within the home. 9' SITTING ROOM laid with hard wearing wooden effect flooring and an OPEN KITCHEN/BREAKFAST ROOM to the rear with INTEGRATED APPLIANCES and BREAKFAST BAR seating space. In the summer of 2025 the roof on the GARDEN ROOM was replaced by the owner to give a further living space leading to a tucked away UTILITY ROOM all overlooking the PRIVATE & FULLY ENCLOSED REAR GARDEN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached House
- Over 1000 Sq. Ft Of Accommodation (stms)
- 19' Sitting Room With Fresh Décor & Updated Flooring
- Open Kitchen & Dining Room With Integrated Appliances
- Garden Room With Newly Installed Roof Leading To Utility Room
- Three Bedrooms
- Ground Floor Shower Room Plus Separate First Floor Bathroom
- Private Rear Garden & Large Shingle Frontage For Off Road Parking



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

The property can be found towards the entrance of this popular crescent with a large shingle frontage allowing for the parking of multiple vehicles with mature hedges running parallel to one another either side. The entrance to the home comes towards the side with swinging timber gates allowing further access into the garden beyond.

THE GRAND TOUR

Once indoors, a porch entrance is the first place to greet you laid with tiled flooring, this is the ideal space to step off coats and shoes before heading indoors. The sitting room is then the first space you would encounter measuring an impressive 19' in length, this area has been laid with hard wearing wooden flooring leaving more than enough space for a large sitting room suite and further soft furnishings with handy under the stair storage area. The rear of the home is occupied by an open kitchen and breakfast room complete with a wide array of wall and base mounted storage units with integrated oven and hob with extraction hood above and all tiled splashbacks. The kitchen worktops extend out towards the rear of the room to create breakfast bar seating whilst just off to the side of the kitchen is a handy ground floor shower room and WC with large storage cupboard. The very rear of the home is occupied by a garden room with a newly installed warm roof ceiling fitted in summer of 2025. Just off from here is a large utility cupboard and further storage space.

The first floor landing grants access into all three of the bedrooms within the home as well as two further built in storage cupboards. An updated bathroom suite sits at the very rear of the home complete with a fully tiled surround. This room features a rainfall shower head and glass screen mounted over the bath with tall heated towel rail. The larger of the bedrooms sits towards the front of the property with two built in wardrobes. This room is laid with the same wooden flooring as in the hallway, bedrooms and sitting room and leaves more than enough space for a double bed with additional storage solutions similar to the room behind - again, another impressive double bedroom with attractive decorative wall panelling and built in wardrobe. The smaller of the bedrooms comes again towards the front of the home. Currently functioning as a walk in wardrobe and dressing room, this space could easily accommodate a single bed with additional soft furnishings or a potential nursery with handy over the stair built in wardrobe.

FIND US

Postcode : NR13 3BL

What3Words : ///drop.entitles.crabmeat

VIRTUAL TOUR

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







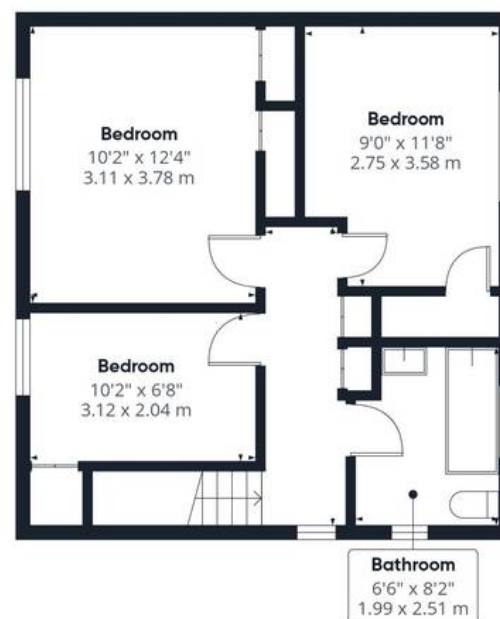
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with a mixture of timber panel fencing and mature hedges. Initially an open lawned space reaches out with colourful planting borders and flagstone patio tiles to the right hand side a timber shed sits in the very corner as well as a raised wooden deck seating area perfectly positioned to make the most of the setting sun.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1050 ft²

97.4 m²

Reduced headroom

14 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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