



St. Edmunds Road, Acle - NR13 3BP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



St. Edmunds Road

Acle, Norwich

Situated close to the village centre, this charming DETACHED BUNGALOW offers the perfect blend of convenience and tranquillity, with SOUTH FACING GARDENS. Welcomed by a PORCH and HALLWAY entrance, the property boasts a spacious 17' SITTING ROOM drenched in natural light, creating an inviting atmosphere for relaxation and entertaining alike. The 15' KITCHEN provides ample space for a dining table, with a useful AIRING CUPBOARD and side access door. Two well-appointed BEDROOMS offer comfort and privacy, whilst a convenient SHOWER ROOM completes the interior. To the rear, a SOUTH-FACING low maintenance garden beckons, with a TIMBER SHED and STORAGE GARAGE.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- Detached Bungalow Close to the Village Centre
- Porch & Hall Entrance
- 17' Sitting Room
- 15' Kitchen with Ample Space for a Table
- Two Bedrooms
- Shower Room
- South Facing Low Maintenance Garden
- Gated Driveway & Detached Garage

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

Set back from the road behind a low level brick wall, double wrought iron gates open up to a driveway providing tandem parking for several vehicles and access to the adjacent garage. The front gardens are laid to lawn with a variety of mature planting and shrubbery, and gated access leading to the rear garden.



THE GRAND TOUR

Stepping inside, a porch entrance greets you with wood effect flooring and a further door taking you to the main hall entrance - complete with wood effect flooring and loft access hatch above. Doors lead off to the bedroom and living accommodation, starting with the main sitting room which sits to your right hand side with a front facing window and feature fireplace. Fitted carpet runs underfoot with ample space for soft furnishings and a dining table. The adjacent kitchen offers an L-shaped arrangement of wall and base level units, with space for an electric cooker and extractor fan, whilst wood effect flooring runs underfoot, with space for fridge freezer and washing machine, and a built-in airing cupboard and floor standing gas fired central heating boiler. The shower room leads off the hall entrance with tiled splash-backs and a three piece suite including a walk-in shower cubicle - with an electric shower along with a side facing window and heated towel rail. The two bedrooms face to the rear, both finished with wood effect flooring, uPVC double glazing, a range of built-in wardrobes.

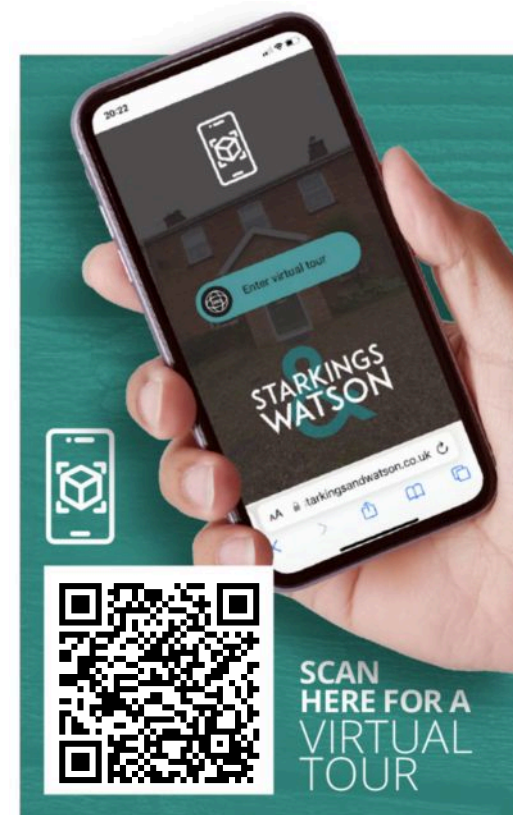
FIND US

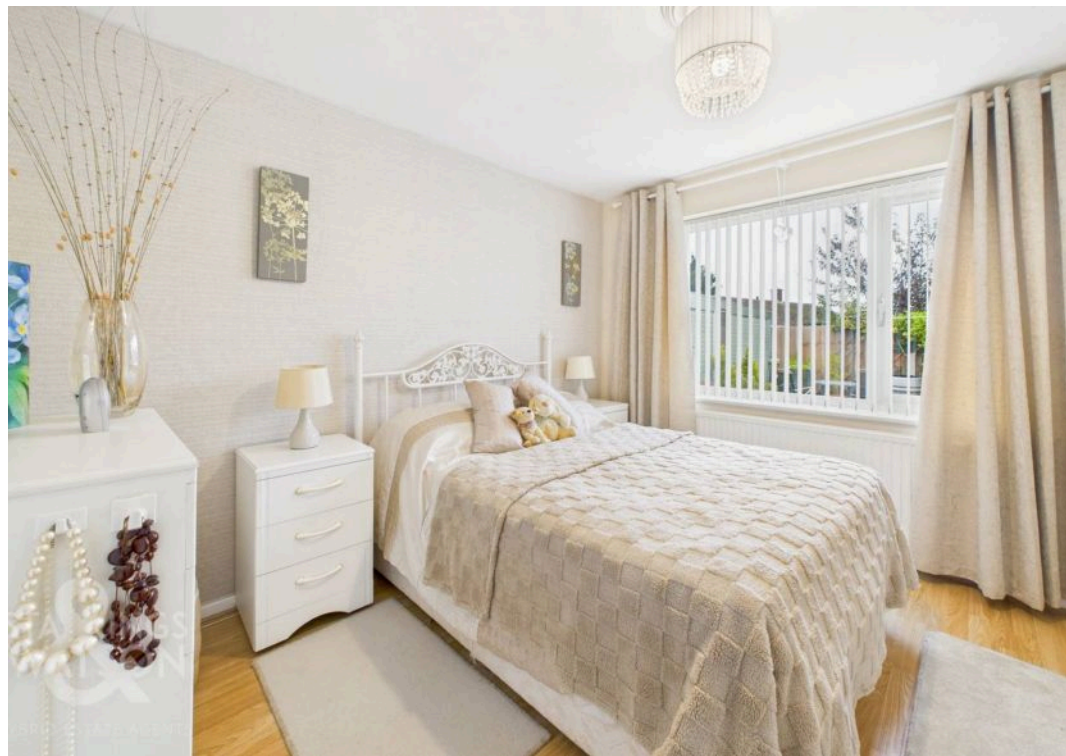
Postcode : NR13 3BP

What3Words : ///dash.weddings.bounding

VIRTUAL TOUR

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



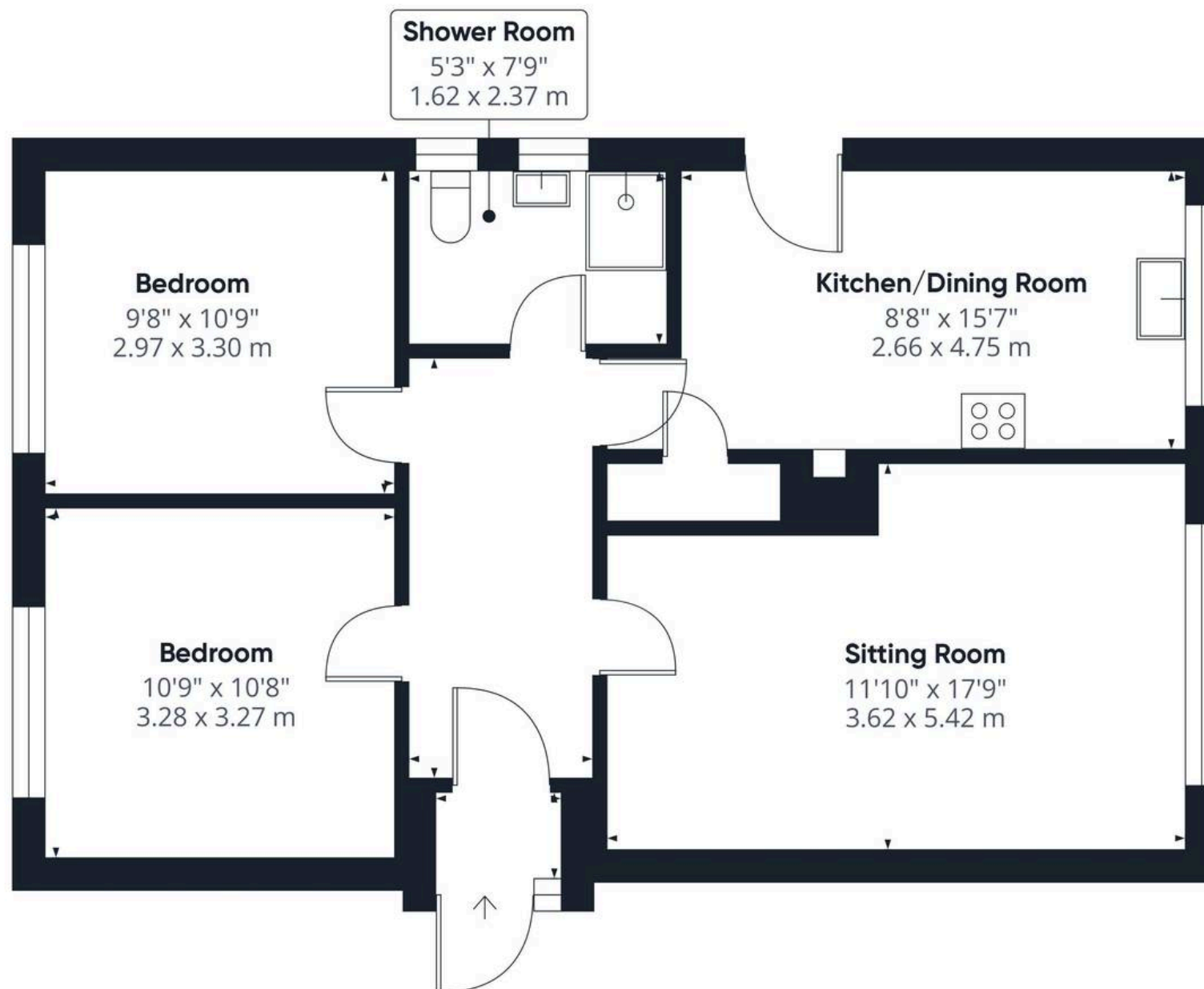




THE GREAT OUTDOORS

The rear garden offers a low maintenance feel whilst enjoying a south facing aspect, with planted hedging and shrubbery, and a useful timber built storage shed. Space can be found for a vegetable plot, with a door leading to the garage. The garage is accessed via an up and over door to front and door to side, with power and lighting.





Approximate total area⁽¹⁾

708 ft²

65.8 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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