



Mardling Run, Acle - NR13 3JR



Mardling Run

Acle, Norwich

Set back from the street in a PRIVATE TREE LINED SETTING, this MID-TERRACE HOME is immaculately presented by this long term owner to offer a welcoming living spaces over two floors. The ground floor offers an open SITTING ROOM fronted by uPVC DOUBLE GLAZED WINDOWS flowing into a KITCHEN with INTEGRATED COOKING APPLIANCES backing on to the PRIVATE and FULLY ENCLOSED REAR GARDEN. Off from the landing on the first floor TWO BEDROOMS can be found with the larger boasting BUILT-IN WARDROBES and both having use of the three piece FAMILY BATHROOM. To the left of the home, an opening leads to an ALLOCATED OFF ROAD PARKING space whilst all local amenities and public transport links are only a few moments walk away.

Council Tax band: B

Tenure: Freehold



- Mid-Terrace House
- Set Back From The Street In A Private Location
- Open Sitting Room Flowing Into Kitchen/Breakfast Room
- Two Bedrooms
- Three Piece Bathroom
- Private & Fully Enclosed Rear Garden
- Allocated Off Road Parking
- Short Walk To All Amenities & Public Transport Links

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 is set back from the main section of the street where a tree lined entrance takes you towards the property giving leafy views at the front and side of the home all year round. A lawn frontage sits either side the pathway taking you towards the front door with a tiled and pitched awning whilst an opening to the left of the home takes you through to the private allocated off road parking spaces.



THE GRAND TOUR

Once inside, the central sitting room is the first space to greet you laid with carpeted flooring giving a potential choice of soft furnishings and remaining incredibly well lit, courtesy of the uPVC double glazed window to the front of the home. Stairs for the first floor can be found here as well, whilst a glass panelled wooden door takes you into the kitchen at the rear of the home. The kitchen offers an array of wall and base mounted storage units to include integrated appliances such as an oven and hob with extraction above whilst the gas combination boiler sits on the external wall. The adjacent side of the room gives further breakfast bar seating and wall mounted storage with a glass panelled door taking you into the rear garden again, allowing natural light to fill the space.

The first floor landing splits in each direction to allow access to each of the bedrooms as well as the updated three piece bathroom suite complete with a shower head and glass screen over the bath, predominantly tiled surround, vanity storage and wall mounted heated towel rail. The smaller of the bedrooms sits just next door to the bathroom currently used as a storage space, this carpeted bedroom would make the ideal single bedroom, nursery or potential home office setup. The larger of the bedrooms sits towards the front of the home enjoying the views towards the front with open carpeted floor space more than large enough to accommodate a double bed with additional storage solutions and soft furnishings with the added addition of built in storage space.

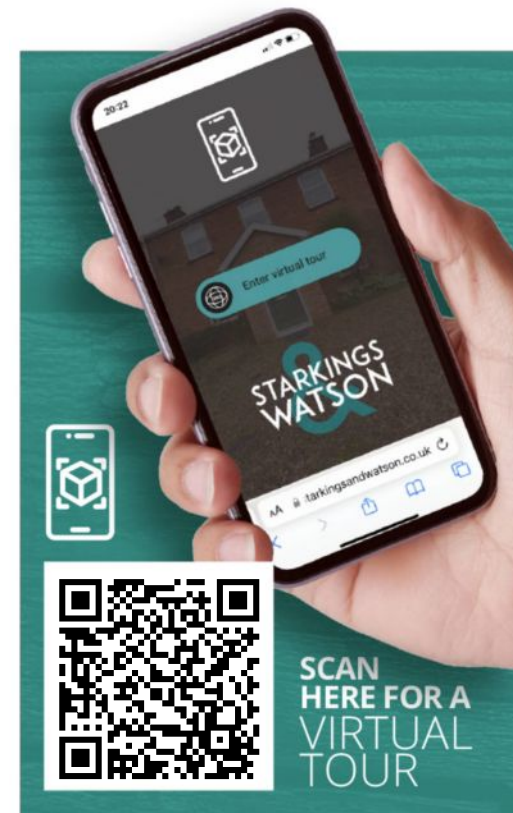
FIND US

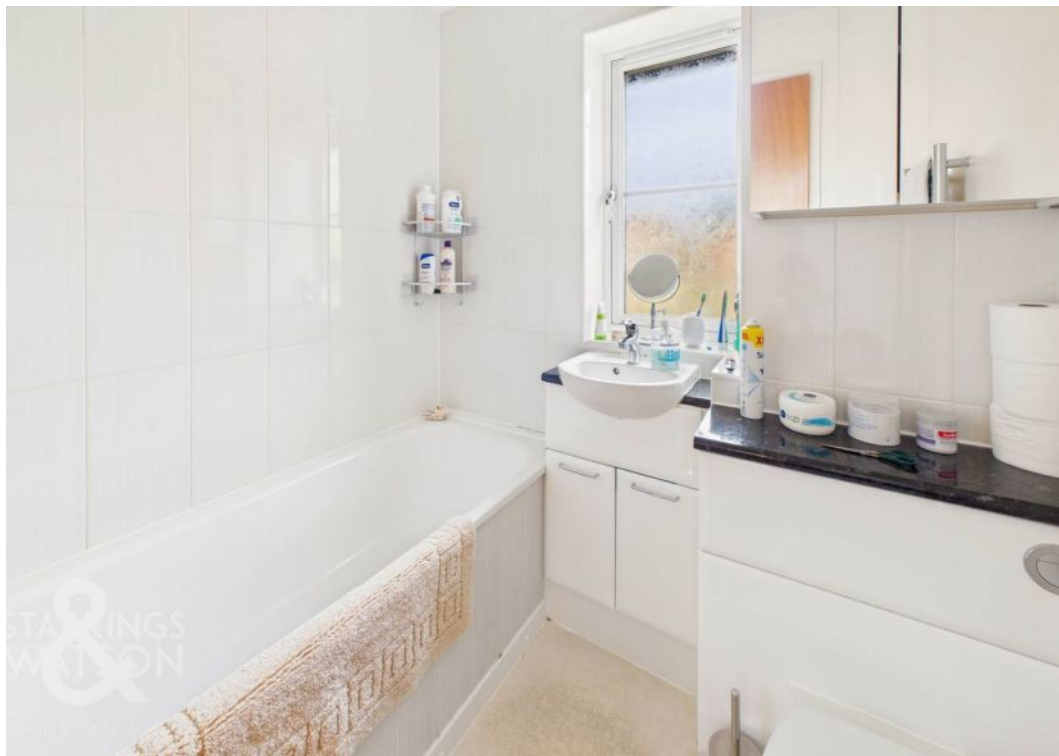
Postcode : NR13 3JR

What3Words : ///portable.heartened.spicy

VIRTUAL TOUR

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



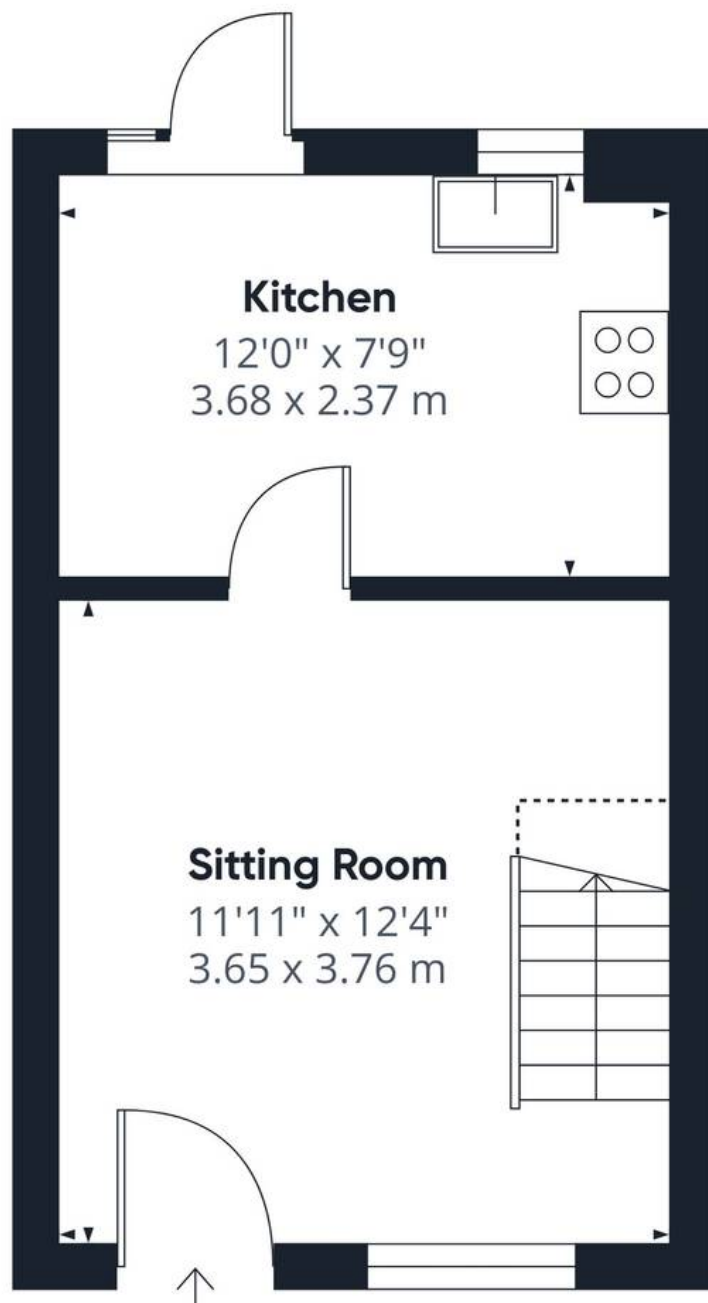




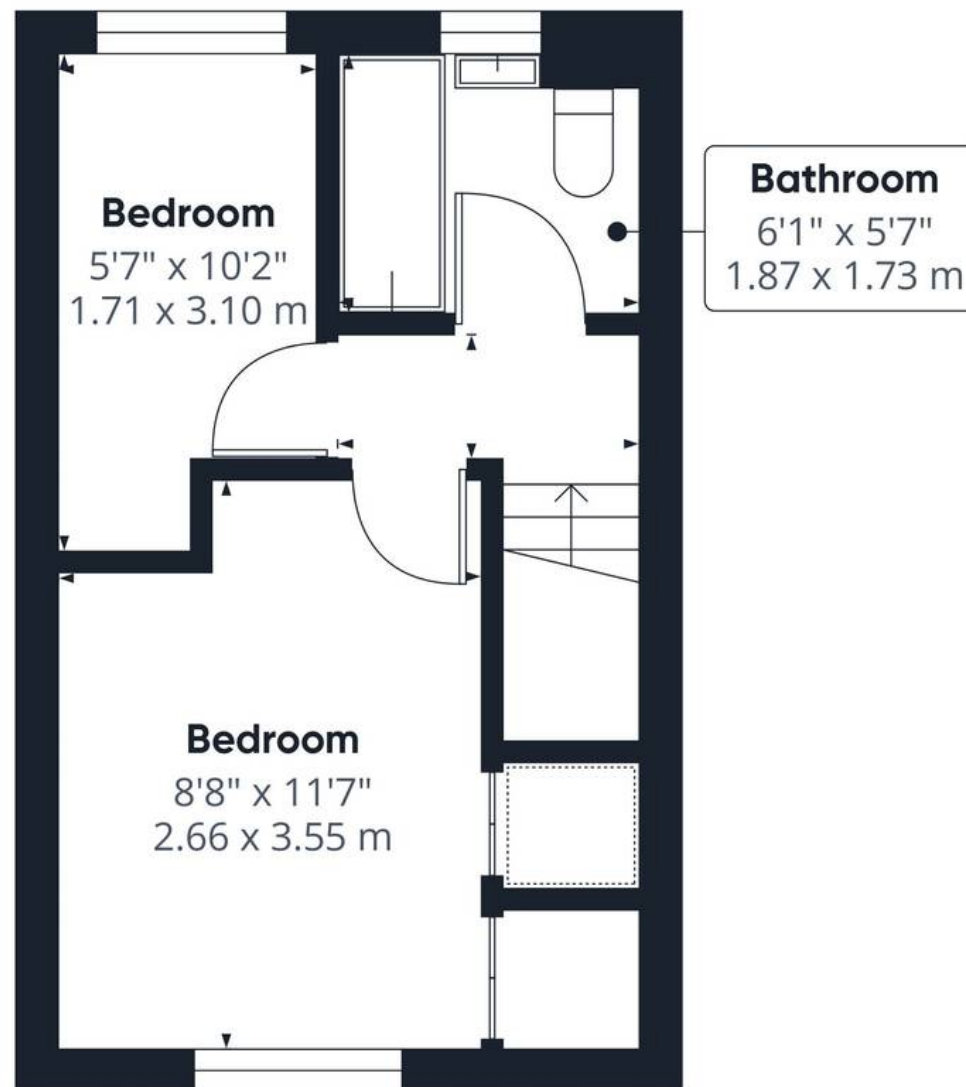
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where initially a flagstone patio is the first place to greet you followed by a lawn bordered by colourful planting edges and a timber shed tucked in the very top corner. Access to the off road parking can come at the very rear through a private walkway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

457 ft²

42.4 m²

Reduced headroom

13 ft²

1.2 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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