



Primrose Drive, Acle - NR13 3EF



Primrose Drive

Acle, Norwich

NO CHAIN. This beautifully presented DETACHED BUNGALOW was built in 2022 and is ideally situated within EASY REACH of LOCAL SHOPS and the TRAIN STATION via a convenient FOOTPATH. The property boasts a welcoming entrance hall with storage, leading to a SPACIOUS 14' SITTING ROOM - complete with FRENCH DOORS that open directly onto the patio, creating a seamless flow between indoor and outdoor living. The HIGH SPECIFICATION KITCHEN features GRANITE SURFACES and a range of INTEGRATED APPLIANCES, providing both style and functionality for modern living. There are TWO GENEROUSLY sized DOUBLE BEDROOMS, including a principal suite with a contemporary EN SUITE SHOWER ROOM, while a separate FAMILY BATHROOM caters to guests or additional household members. Every detail has been thoughtfully considered to ensure COMFORT and QUALITY, including ATTRACTIVE SASH WINDOWS to front, making this home an excellent choice for those seeking SINGLE-LEVEL LIVING without compromise.



Stepping outside, the property benefits from a PRIVATE, NON-OVERLOOKED REAR GARDEN, enclosed by timber fencing for added seclusion and peace of mind. Gated access leads to the driveway, where a door opens into the adjacent GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- 2022 Built Detached Bungalow
- Footpath to Local Shops & Train Station
- 14' Sitting Room with French Doors
- High Specification Kitchen with Granite Surfaces & Integrated Appliances
- Two Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Private Non-Overlooked Gardens

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

Occupying a cul-de-sac setting and approached via a low maintenance frontage, a brick-weave driveway offers tandem parking with access to the garage and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot, useful built-in storage cupboard space and loft access hatch above. Doors lead off to the bedroom, kitchen and living accommodation, with the main sitting room located at the rear of the bungalow with French doors opening out to the rear garden. Wood effect flooring flows underfoot with ample space for soft furnishings and a dining table. Sitting adjacent, the high specification kitchen can be found with an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven with tiled splash-backs and extractor fan. Granite work surfaces run around the units with an inset sink and drainer unit, along with integrated appliances including a fridge freezer, washer/dryer and dishwasher. Wood effect flooring continues underfoot with a door to the rear garden and space for a dining table. The first of the two bedrooms is the principal double bedroom with front facing garden views, fitted carpet underfoot and a built-in double wardrobe. A door leads off to a private en suite shower room offering a white three piece suite with contrasting tiled splash-backs including a walk-in shower cubicle with a twin head thermostatically controlled rainfall shower and heated towel rail. The second bedroom is finished with wood effect flooring while sitting adjacent to the family bathroom which offers a white three piece suite with a thermostatically controlled shower and glazed shower screen over the bath.

FIND US

Postcode : NR13 3EF

What3Words : ///compacts.stale.willing

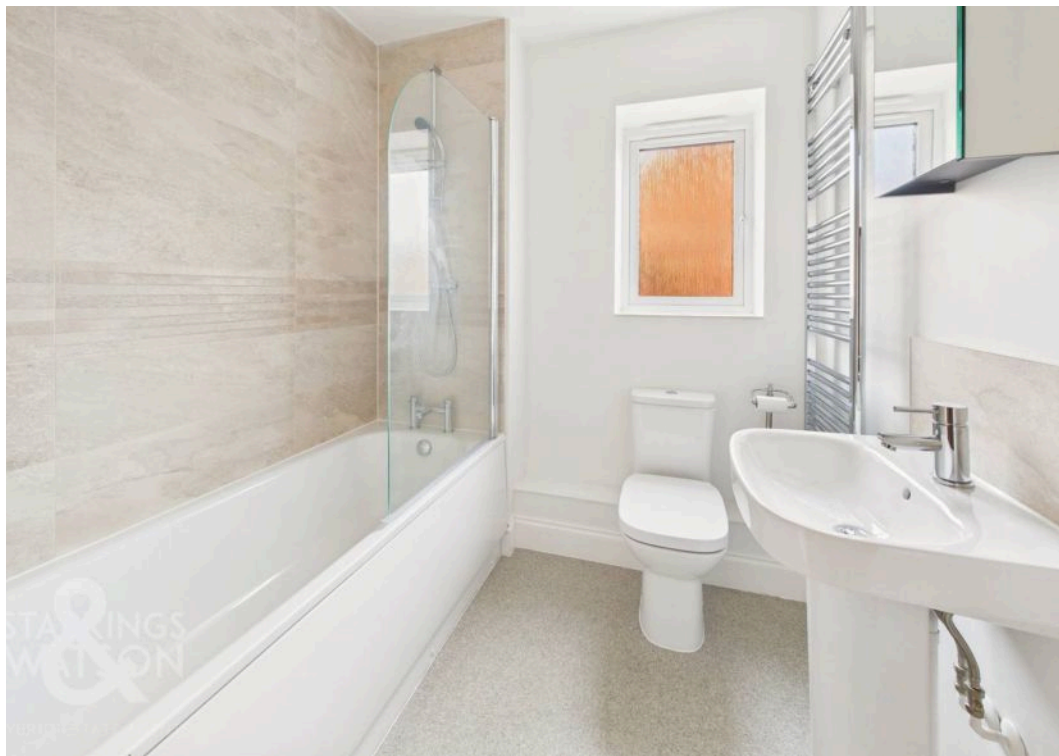
VIRTUAL TOUR

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

AGENTS NOTE

The vendor has advised that a restrictive covenant exists which prevents any rear extensions.



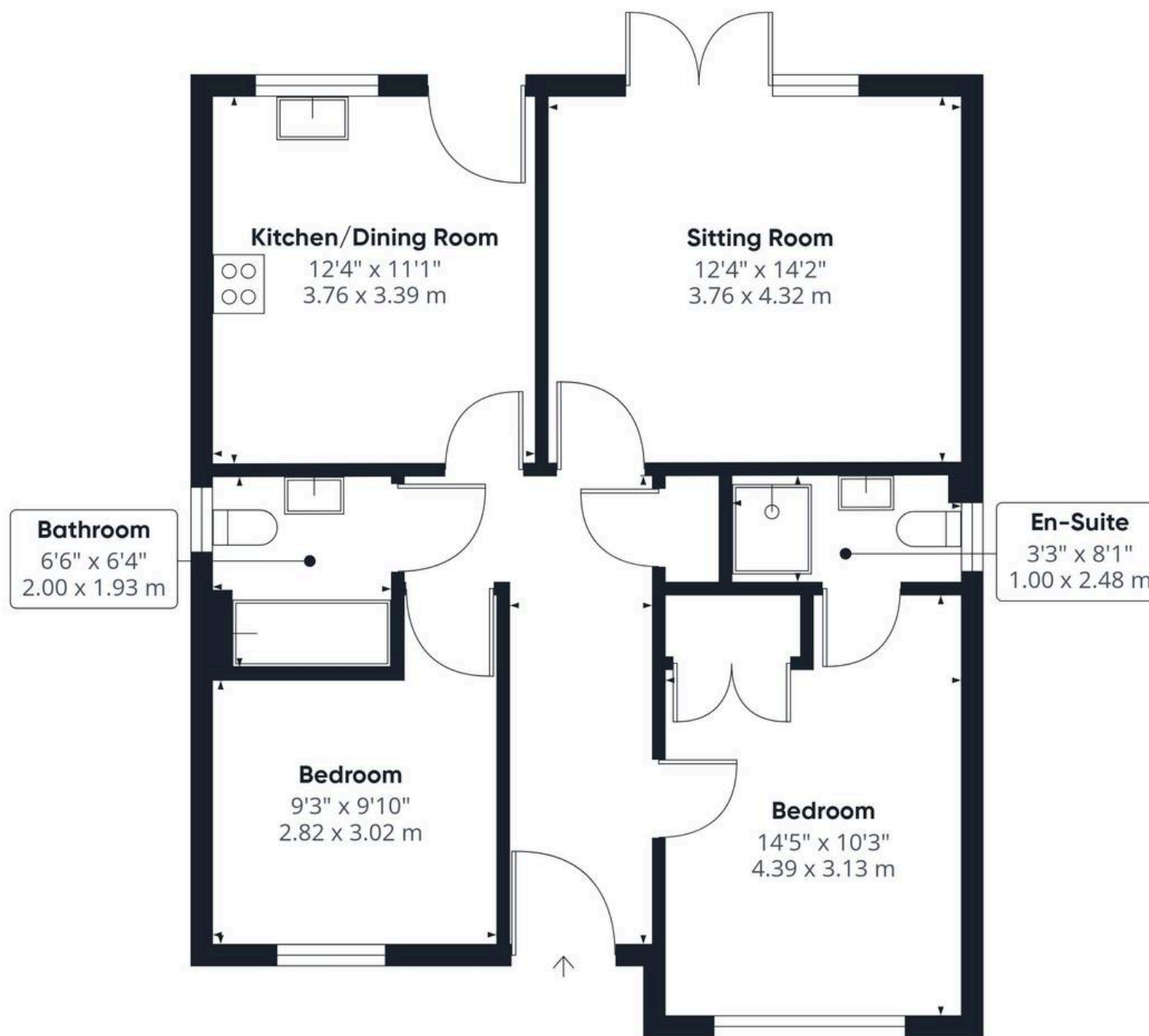




THE GREAT OUTDOORS

Heading outside, the rear garden offers a private non-overlooked rear aspect with enclosed timber fence boundaries, central lawn and patio seating area which extends from the sitting room. Gated access leads to the driveway with a door to the adjacent garage. Outside power can be found, whilst the garage offers an electric up and over door to front with a door to side, storage above, power and lighting.





Approximate total area⁽¹⁾

742 ft²
68.8 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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