



Damgate Lane, Acle - NR13 3DJ



Damgate Lane

Acle, Norwich

Bespoke and ARCHITECTUALLY DESIGNED, THIS ULTRA-MODERN grand designs home sits on the FRINGES of ACLE, with over 3688 Sq. ft (stms) of accommodation including a SEPARATE ANNEXE and GARDEN STUDIO. Close to the A47 and NORFOLK BROADS, this RURAL RETREAT sits on a 0.50 ACRE PLOT, remaining well connected with LOCAL AMENITIES and the ACLE TRAIN STATION within a short walk. Blending LUXURY and PRACTICAL LIVING, the Zinc butterfly room gains your attention, with a vast array of LUXURIOUS FINISHES found within - all flowing seamlessly from the 30' OPEN PLAN KITCHEN and LIVING SPACE. The HAND CRAFTED SieMatic Kitchen with Neff Appliances creates a STUNNING CENTREPIECE, with SLEEK UNITS, Quartz surfaces and a STRIKING CENTRAL ISLAND, whilst the SITTING AREA includes FEATURE WOOD PANELLING and LARGE CORNER BI-FOLDING DOORS to the GARDEN. The accommodation includes a separate utility room, snug/family room and shower room to the ground floor. Upstairs, FOUR BEDROOMS lead from the open GALLERIED LANDING, with the LUXURIOUS MAIN BEDROOM SUITE offering WEST FACING VIEWS from the balcony, along with a DRESSING ROOM and EN SUITE, with a further family bathroom. The ANNEXE could be an extension of the living space or an INCOME GENERATOR continuing the SUCCESSFUL HOLIDAY LET, with an open plan kitchen/living space, bedroom and bathroom, with an INTEGRAL GARAGE and FURTHER GYM SPACE with a separate SHOWER. Surrounded by PRIVATE WOODLAND, the gardens include areas of LAWN and PORCELAIN PATIO SEATING, with a pizza oven, hot tub, and a wildlife-friendly pond.



Council Tax band: F
Tenure: Freehold
EPC Energy Efficiency Rating: B

- Stunning High Quality Contemporary Build
- 1/2 Acre Plot on Outskirts of Acle
- Self Contained Annexe & Gym with Shower
- Home Office/Garden Room
- Hand Crafted SieMatic Kitchen with Neff Appliances
- Open Plan Living with Extensive Glazing
- 4/5 Bedrooms Over Two Floors
- Landscaped Gardens with Sweeping Porcelain Patio

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 road and approached via a shingled driveway, direct access leads to the annexe, main property and studio building, allowing for independent use. With parking at the top end of the plot, further parking and hard standing can be found at the bottom end where access to the main property can be granted via the utility/boot room. Maturing hedging is screening the gardens, allowing for privacy from the annexe if used as a holiday let.



THE GRAND TOUR - Main House

Due to the seclusion of the property, varied entrances have been created, including the useful access via the utility/boot room and another into the side hall. Using the main entrance door, the floor is fully tiled with underfloor heating flowing through the ground floor. The stairs feature a mix of glass and wood for a contemporary look, with the main living space open plan. Flooded with natural light via various full height windows, you step into the main living space where your eye is drawn to the feature wood panelling and Bio-ethanol fireplace. Bi-folding doors lead to the garden, with the tiled flooring continuing through the space. The SieMatic kitchen offers a blend of tones, whilst the central island offers practical storage and a breakfast bar. LED lighting accents the kitchen, with a full suite of Neff appliances including twin ovens, warming drawer and a coffee machine. The Bora hob is integrated into the island, with other appliances such as the fridge freezer and dishwasher integrated. The utility room offers further storage and space for appliances, whilst a plant room sits to one corner with the air source heating controls. Double doors lead to the ground floor snug, with full height windows enjoying garden views. The adjacent wet room allows for ground floor living, with a three piece suite installed, with a rainfall shower, storage and full tiling.

The galleried landing is an amazing feature with large windows overlooking the gardens, and the glazed balustrades allowing the light to flow through the house. Engineered wood flooring runs through the hall, with the under floor heating continuing at first floor level. The first of the bedrooms enjoys views to the woodland via twin windows, with the main family bathroom adjacent. Fully tiled and complete with high end fixtures and fittings including a shower over the bath, storage, heated towel rail and full tiling. The second bedroom also features twin windows, whilst the smaller of the bedrooms also enjoys a tree lined aspect. The main bedroom suite is something to marvel, with an elegant décor, symmetrical full height windows and twin sets of sliding doors taking you to the walk-out balcony. A fully fitted dressing room leads off, along with an en suite wet room, including a rainfall shower and separate bath, twin hand wash basins and further storage.

The Annexe - you step inside from the driveway into the open plan living and kitchen space. With fitted carpet to the sitting/dining area and wood flooring to the kitchen, a fully fitted kitchen includes a central island and breakfast bar, with integrated cooking appliances. The double bedroom leads off, accessed via steps, with fitted carpet and double glazing. The inner hall creates a utility space, with the family bathroom leading off. With a white suite incorporating a shaped panelled bath, a mixer rainfall shower sits over the bath, with tiling and a heated towel rail. The gym can be self contained or used as a double garage, with a range of storage, electric roller door to front, pedestrian door to front and a further shower room, allowing independent use of the gym from the annexe.

Studio - whether for occasional living or a home office, a corner suite of windows and bi-folding doors flood the room with light, with wood effect flooring under foot. A kitchenette sits to one corner, with a fully fitted shower room including storage and contrasting tiling.

FIND US

Postcode : NR13 3DJ

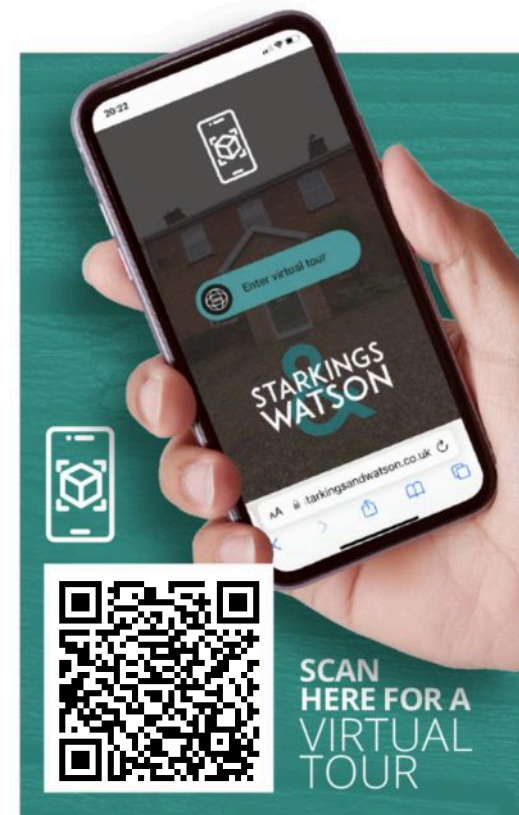
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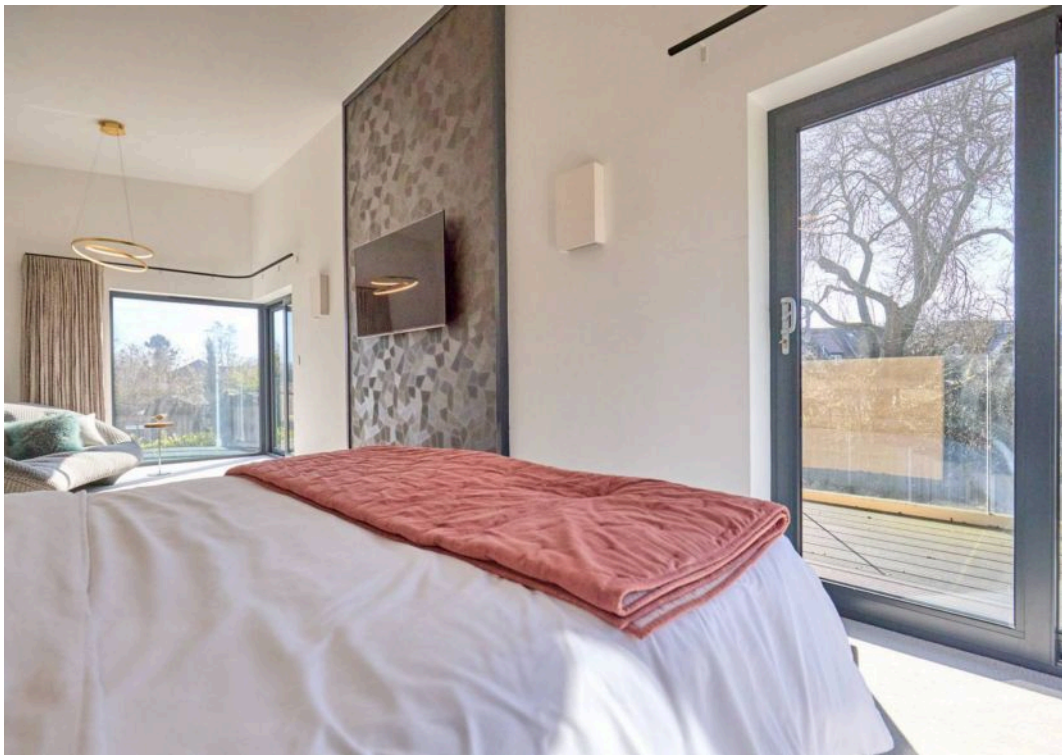
VIRTUAL TOUR

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

AGENTS NOTES

The property utilises a private sewerage treatment plant. A Lutron lighting system is installed.







THE GREAT OUTDOORS

The gardens wrap around the property, having been landscaped to take in the best of the days sun. A lawned expanse sits to the front with a sweeping porcelain patio which flows seamlessly from the main living space. Steps lead up to the garden studio, with the annexe sitting across the driveway. The rear section of the gardens include a hard standing parking area, further shingled and lawned expanses, all with a tree lined aspect. Planned landscaping includes an outdoor entertaining area complete with a pizza oven and hot tub, as well as a natural pond designed to attract abundant wildlife. The garage structures include a double garage used as a gym and a further single garage for storage.

Garage
Off Street Parking
Driveway



Approximate total area⁽¹⁾

3688.56 ft²

342.68 m²

Balconies and terraces

150.91 ft²

14.02 m²

Reduced headroom

21.63 ft²

2.01 m²

(1) Excluding balconies and terraces

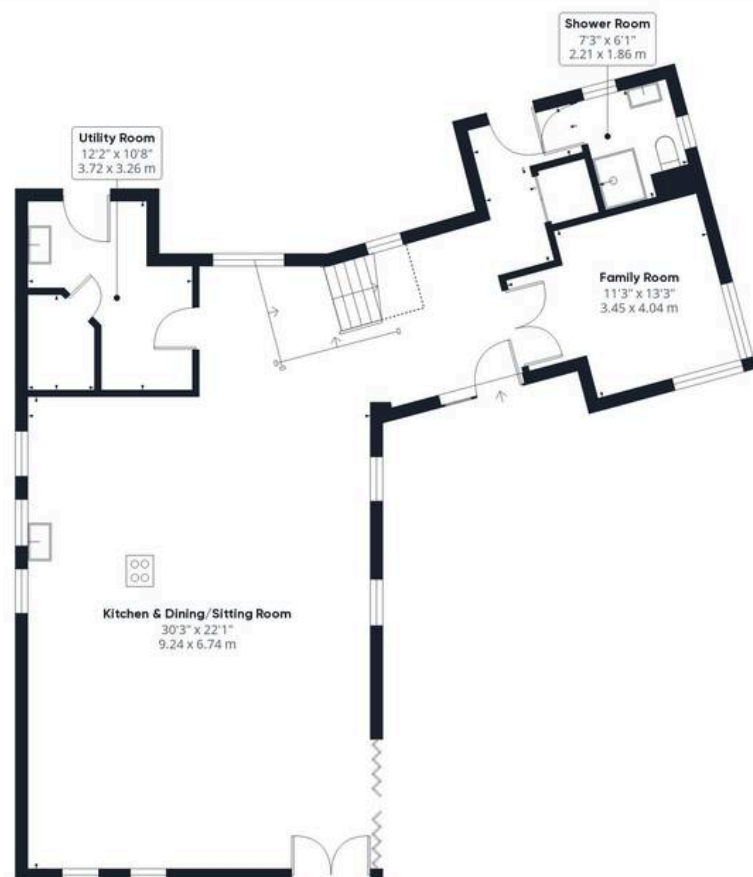
Reduced headroom

Below 5 ft/1.5 m

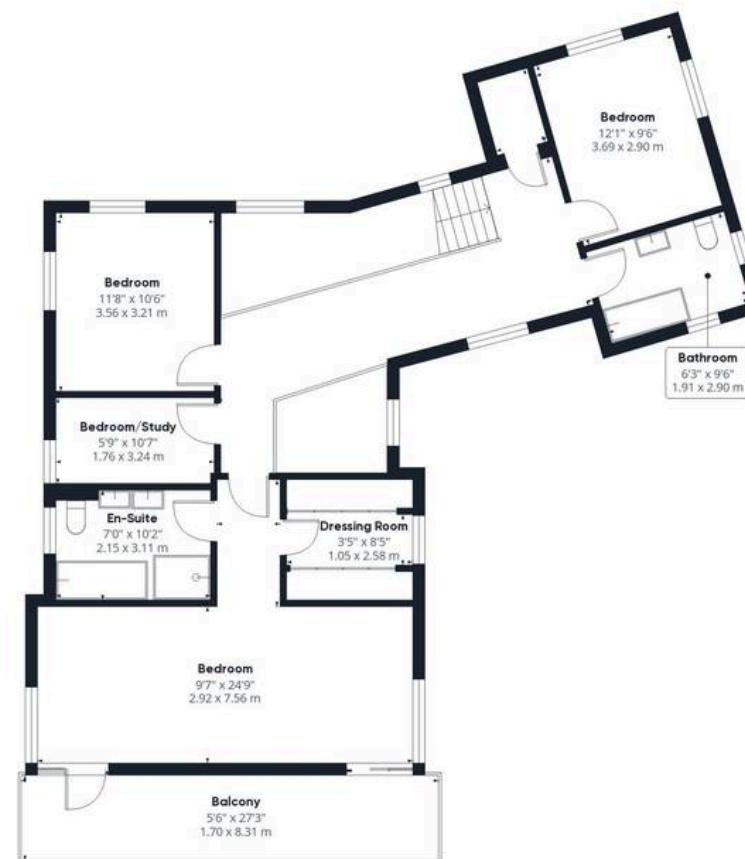
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

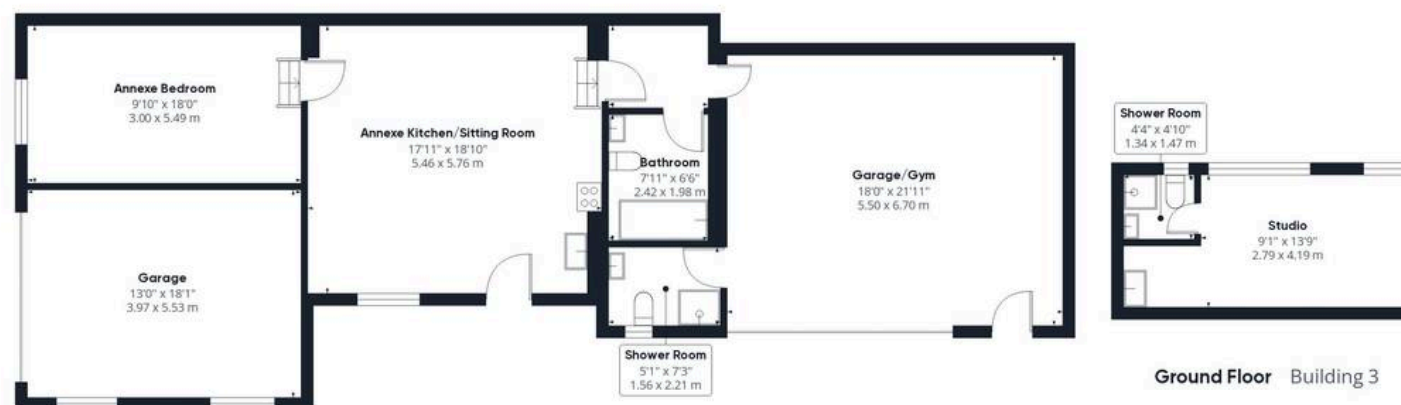
GIRAFFE360



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Ground Floor Building 3



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