



Nursery Close, Acle - NR13 3EH



Nursery Close

Acle, Norwich

With a SPACIOUS GARDEN enjoying a NON-OVERLOOKED REAR ASPECT, this detached family home is ready for UPDATING and MODERNISATION. Extended to over 1150 Sq. ft (stms), the internal accommodation includes an upgraded oil fired central heating boiler and tank, with uPVC DOUBLE GLAZING installed. The accommodation comprises a hall entrance with W.C, 18' SITTING/DINING ROOM with extended snug area, 11' KITCHEN/BREAKFAST ROOM and 14' CONSERVATORY to enjoy the GARDEN VIEWS. Upstairs, THREE BEDROOMS lead off the landing, with a family bathroom. Outside, the GARDENS are laid to lawn with various planting, including a secondary section of the garden which the vendor has maintained for many years, but isn't formally included within the sale. OFF ROAD PARKING in TANDEM and the SINGLE GARAGE can be found to front.



Council Tax band: C

Tenure: Freehold

- Detached Family Home of 1151 Sq. ft (stms)
- Cul-De-Sac Setting Close to Amenities
- Extended 18' Sitting/Dining Room
- 11' Kitchen/Breakfast Room
- 14' Conservatory
- Three Bedrooms
- Private Garden with Non-Overlooked Rear Aspect
- Tandem Driveway & 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

Situated at the end of the cul-de-sac, a lawned front garden can be found, with mature planting and shrubbery, along with an adjacent tandem shingle driveway. Access leads to the adjoining garage and main entrance door.

THE GRAND TOUR

Once inside, the carpeted hall entrance offers useful storage under the stairs which leads to the first floor landing, along with space for coats and shoes, and a useful ground floor W.C with a two piece suite and tiled splash-back. The main sitting room sits at the end of the hallway with dual aspect windows and doors to front and rear, with a small extension creating the ideal snug or garden room style space where French doors lead to the rear. Finished with fitted carpet underfoot, this spacious room offers ample space for soft furnishings and a dining table.



The kitchen/breakfast room offers an L-shaped arrangement of wall and base level units with an inset sink and drainer unit with space for an electric cooker and general white goods, with tiled effect flooring underfoot. This spacious room also houses the floor standing oil fired central heating boiler with ample space for a breakfast table, while a door leads to the conservatory beyond extending the living space with windows and doors to side and rear. During the summer months this extra reception space enjoys garden views whilst being functional with an access to the adjoining garage. Upstairs, the carpeted landing includes a front facing window and built-in airing cupboard, with doors taking you to three bedrooms, all of which have fitted carpet and uPVC double glazing. The main bedroom includes a range of built-in bedroom furniture, whilst all three are served by the family bathroom which offers a three piece suite with tiled splash-backs and fitted carpet underfoot.

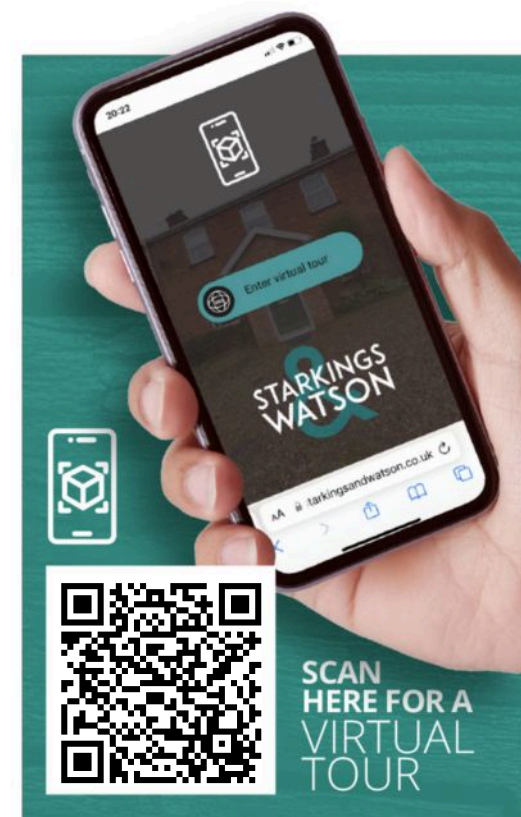
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VIRTUAL TOUR

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



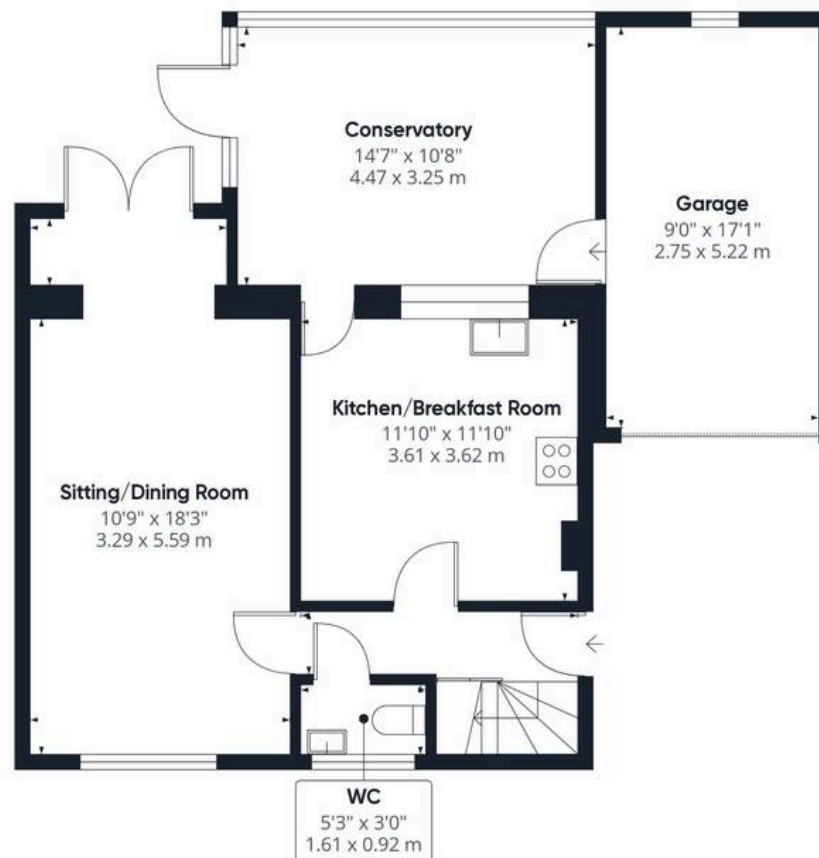




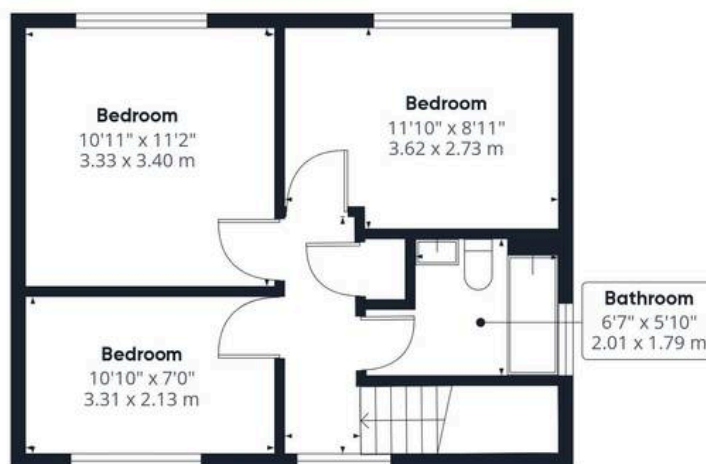
THE GREAT OUTDOORS

Fully enclosed with timber panelled fencing and mature planting, whilst being mainly laid to lawn and including an area ideal for growing vegetables along with a variety of mature fruit trees. Flower beds can be found to both sides of the garden with the gated access to front and the oil tank sitting to one side. A brick wall houses a further section of the garden which has been maintained by the vendors for many years, but at present sits outside of the main title deed and is not included in the sale. The rear section of the garden which is not included offers trees and planting, with potential to open up the space, subject to necessary legal work being completed. Adjoining the property, the garage offers off road parking or further storage, with a window to rear, door from the the conservatory, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1151.94 ft²
107.02 m²

(1) Excluding balconies and terraces

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.

GIRAFFE 360



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