

38 Prince Of Wales  
Road  
Upton  
Norwich



# 38 Prince Of Wales Road

## Guide Price £500,000

### The very generous family with a sizeable annexe...

Welcome to 38 Prince of Wales Road in Upton near Acle, Norfolk. This spacious property boasts a four-bedroom detached house with an integrated one-bedroom annexe, perfect for versatile living arrangements.

As you enter through the front door, you are greeted by a spacious hallway leading to a large triple-aspect living/dining space with an open fireplace, ideal for cosy evenings. The galley kitchen is well-equipped with wooden cabinets, laminate worktops, and modern appliances. There is also a store cupboard and utility/WC off the entrance hall.

Upstairs are four bedrooms, two doubles and two singles, each offering ample space and unique views of the surrounding area. The bathroom is thoughtfully designed with a bath, with electric shower over, vanity basin, and WC.

The generous annexe, added in the early 2000's, is accessible through the rear hallway off the kitchen and offers additional private living space with a living/dining area, a double bedroom with a dressing area and fitted wardrobes, a conservatory, and a well-appointed kitchen. The wet room adds convenience to the annexe accommodation.

Outside, the property features two driveways, with off-road parking for both the main house and the annexe.

The main house's parking area includes a large shed (available via separate negotiation) and ample space for other storage. The garden is mainly laid to lawn with block paved seating areas and a beautifully created dining space with herringbone-style brick weave flooring. The property also includes allotment beds and a gated area that can be transformed for various uses, such as wildflower meadows or additional dining spaces. The annexe has a lovely courtyard garden which is a peaceful retreat with sheds, flowers and a large wisteria, an ideal space for outdoor relaxation.

With its tranquil location near Acle and the Norfolk Broads, this property offers a perfect blend of countryside living and modern comfort, making it an ideal home for those seeking a peaceful retreat with plenty of space both indoors and outdoors.

### Agents notes...

A pre-recorded walkaround tour is available for this property.

Council Tax Band TBC

The annexe has a separate EPC which is E rating.

Local Authority

Broadland

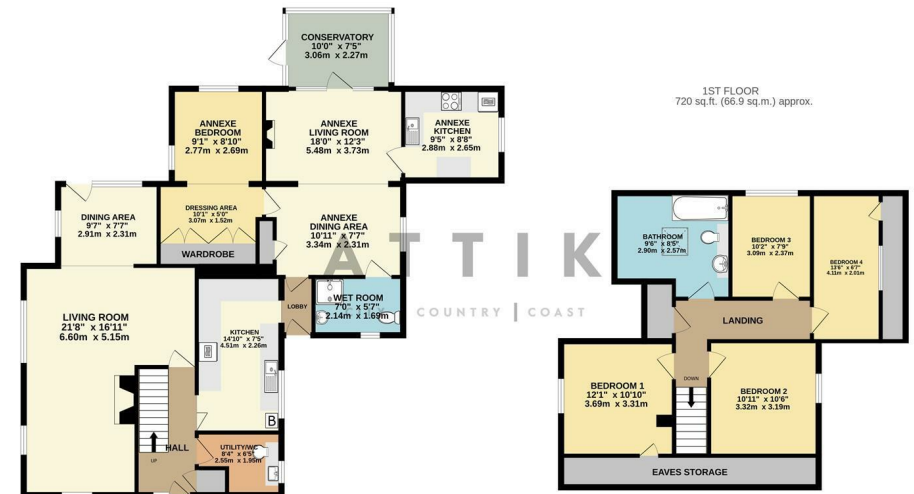
Council Tax Band

EPC Rating F



GROUND FLOOR  
1216 sq.ft. (113.0 sq.m.) approx.

1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1936 sq.ft. (179.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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