

**Aldreds**  
Estate Agents



10 New Close, Acle, Norwich, NR13 3BG

£290,000



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£290,000

# 10 New Close

Acle, Norwich, NR13 3BG

- Spacious Detached Bungalow
- Master En-Suite Shower Room
- 6.8m Lounge/Diner
- Oil Fired Central Heating
- Popular Broadland Village
- Three Bedrooms
- Separate W.C.
- Kitchen/Breakfast/Day Room
- Convenient Position
- Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this exceptionally spacious, detached bungalow located in a convenient position in the popular Broadland village of Acle. This three bedroom property offers extended accommodation including an entrance hall, 6.8m long lounge/diner, a spacious kitchen/breakfast/day room, master bedroom with en-suite shower room, two further bedrooms, shower room and a separate cloakroom. The property offers oil fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, garage and an enclosed garden. Early internal viewing is highly recommended to appreciate this well located bungalow with lots of potential for further modernisation,



## Entrance Hall

Part obscure glazed entrance door, radiator, power points, telephone point, loft access, airing cupboard with radiator, cloaks cupboard, doors leading off;

## Lounge/Diner 22'4" x 10'11" (6.81m x 3.35m)

Window to front aspect, two radiators, power points, television point, wall lighting.

## Kitchen/Breakfast/Day Room 19'3" x 12'0" reducing to 10'9" (5.87m x 3.68m reducing to 3.29m)

Full height window and glazed door to rear aspect, two radiators, power points, range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, plumbing for washing machine, integrated electric double oven, ceramic hob, extractor.

## Cloakroom

Tiled floor, radiator, ventilation, low level w.c., pedestal hand wash basin, tiled splash back.





**Bedroom 1 17'11" x 11'0" reducing to 9'0" (5.47m x 3.36m reducing to 2.75m)**

Window to rear aspect, radiator, power points, door giving access to;

**En-Suite Shower Room**

Window to rear aspect, pedestal hand wash basin, tiled splash back, tiled shower cubicle with electric shower, radiator.

**Bedroom 2 10'4" x 8'11" (3.17m x 2.72m)**

Window to front aspect, radiator, power point.

**Bedroom 3 10'4" x 7'6" (3.17m x 2.31m)**

Window to side aspect, radiator, power point.

**Shower Room**

A 'wet room' style shower room with tiled concave floor with floor drain, electric shower over, pedestal hand wash basin, low level w.c, radiator, electric under floor heating, ventilation.

**Outside**

The property offers a generous tarmac driveway with ample parking space for four vehicles, leading to;

## Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road and continue towards the village centre. Take the second right hand turn into New Close, where the property can be found on the right hand side, located by our 'For Sale' board.



### Garage 16'0" x 8'5" (4.9m x 2.57m)

Front facing up and over door, rear service door, power and lighting.

### Garden

The property offers lawned gardens to the front and rear with access to the side of the property to an adjoining boiler cupboard housing an oil fired boiler for hot water and central heating. The rear garden is nicely enclosed with close board panel fencing to boundaries with a lean-to conservatory and a raised paved patio.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

Broadland District Council - Band: 'C'

### Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

### Location

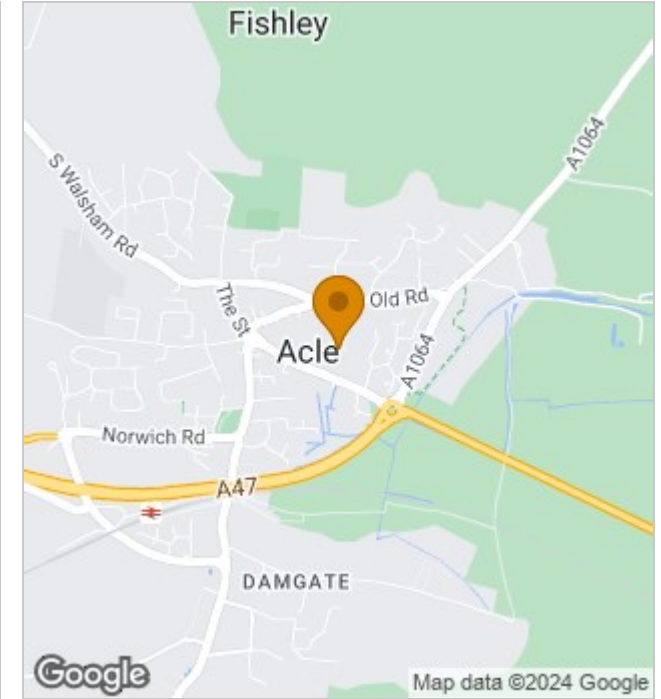
Acle is an attractive Broadland village situated almost midway between Great Yarmouth and the fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, indoor bowling centre and playing fields, health centre, library, veterinary surgery, public houses, primary & high schools, a boat dyke connecting to the River Bure and regular bus and railway services operating to Great Yarmouth approximately 8 miles away and the City of Norwich approximately 11 miles away.



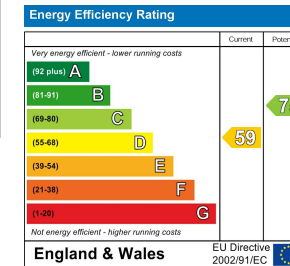
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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