

**Aldreds**  
Estate Agents



7 Fishley View, Acle, Norwich, NR13 3EL

£250,000



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£250,000

# 7 Fishley View

Acle, Norwich, NR13 3EL

- Spacious Semi Detached Bungalow
- Generous 6.6m Lounge Diner
- Gas Central Heating
- Workshop
- Popular Broadland Village
- Three Bedrooms
- Conservatory
- Rear Garden with Southerly Aspect
- Garage & Driveway
- Offered with No Onward Chain

Aldreds are pleased to offer this spacious three bedroom semi detached bungalow situated in a desirable position within the popular Broadland village of Acle. This nicely located property offers much scope and potential for further modernisation with accommodation including an impressive 6.6m long double aspect lounge/diner, kitchen, three bedrooms, shower room and a conservatory. A particular feature of this property is the generous South facing rear garden with workshop. The property further offers gas fired central heating, driveway parking and a garage. Offered with no onward chain, early internal viewing is highly recommended.



## Entrance Hall

Glazed entrance door, radiator, power points, loft access (loft houses newly installed gas fired combination boiler for hot water and central heating), two built-in cupboards, thermostat, doors leading off;

## Lounge/Diner 21'9" x 9'6" (6.65m x 2.91m)

A spacious double aspect room with window to front, two radiators, power points, television point, fireplace surround, glazed sliding doors giving access to;

## Conservatory 9'0" x 8'2" (2.76m x 2.5m)

Of a uPVC construction on a brick built base with a Polycarbonate roof, power points, wall lighting, glazed French doors and additional side door to garden.

## Kitchen 9'10" x 8'7" (3m x 2.64m)

Window and part glazed door to rear aspect, radiator, a range of fitted kitchen units with rolled edge work surface with tiled splash backs, stainless steel sink drainer, integrated electric double oven, ceramic hob and extractor, plumbing for washing machine.





### Bedroom 1 10'11" x 9'10" (3.33m x 3m)

Window to rear aspect, radiator, power points.

### Bedroom 2 8'10" x 7'10" (2.71m x 2.39m)

Window to front aspect, radiator, power points, electric fuse box.

### Bedroom 3 10'5" at max x 7'5" (3.19m at max x 2.28m)

Window to front aspect, radiator, power points.

### Shower Room

Side facing obscure glazed window, hand wash basin with mono bloc tap, shower tray with electric shower over, low level w.c., ventilation, heated towel rail, fully tiled walls.

### Outside

The property occupies a generous plot with spacious tarmac driveway extending to the side of the property to garage.

### Garage 20'6" x 9'3" (6.25m x 2.83m)

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

### Directions

From the A47 roundabout at Acle, continue into the village on New Road, turn right in the village centre, past the CO-OP Funeral Services and village green, continue to the 'T' junction with South Walsham Road, turn left and continue along the South Walsham Road as if leaving the village. Turn right into Englands Road just before reaching the Acle Academy on the left hand side. Proceed along, then turn fourth left into Fishley View. Continue as the road turns round to the left where the property can be found on the left hand side.



### Gardens

The property offers delightful gardens to the front and rear, beautifully stocked with a variety of shrubbery and planting, the rear offers a Southerly aspect with an attractive sweeping brick weave pathway to the far end with timber garden shed and workshop.

### Workshop 13'6" x 11'6" (4.12m x 3.52m)

Windows to front and side, power supply.

### Tenure

Freehold.

### Services

Mains water, electric, drainage and gas.

### Council Tax

Broadland District Council - Band: 'C'

### 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.

### Reference

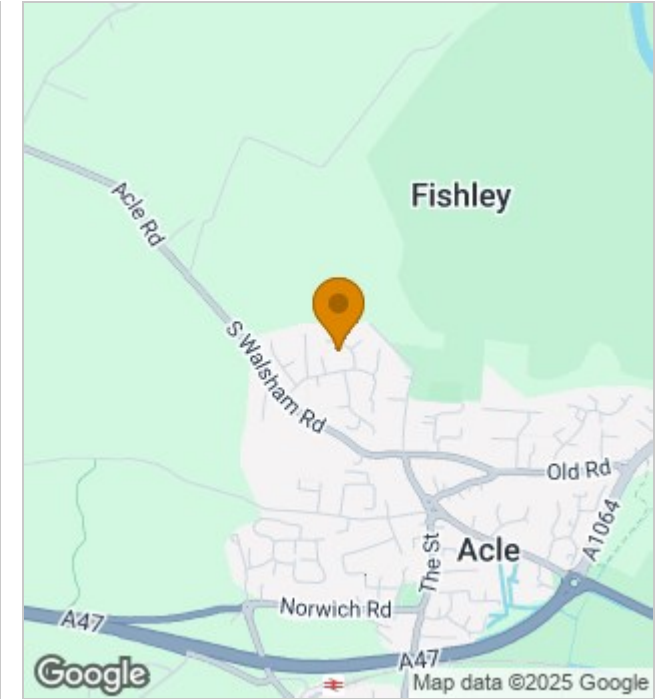
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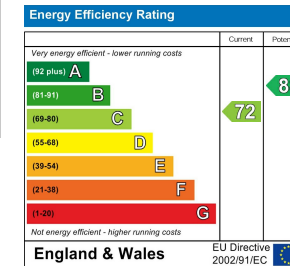
## Floor Plans



## 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.

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