

**Aldreds**  
Estate Agents



45 Market Manor, Acle, Norwich, NR13 3ET

£210,000









# 45 Market Manor

Acle, Norwich, NR13 3ET

- Spacious Semi Detached House
- Two Bedrooms
- First Floor Lounge
- uPVC Sealed Unit Double Glazed Windows
- Enclosed Garden
- Sought After Broadland Village Location
- Impressive 4.93m x 3.55m Kitchen/Diner
- Gas Fired Central Heating
- Driveway Parking & Garage
- Offered With No Onward Chain

Aldreds are pleased to offer this spacious two bedroom semi detached house, situated in a convenient position in the centre of this sought after Broadland village. Offering upside down living accommodation with a first floor lounge and an impressive 4.93m x 3.55m ground floor kitchen/diner. The property further offers two bedrooms and a first floor bathroom and benefits from an integral garage with scope for conversion to additional accommodation (subject to building permissions).

The property is heated with gas fired central heating and offers uPVC sealed unit double glazed windows, driveway parking and a nicely enclosed rear garden. Now offered with no onward chain, this property would make an Ideal first time buy or investment purchase.



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## Entrance Hall

Part glazed entrance door with glazed side panel, telephone point, power point, radiator, stairs to first floor landing, thermostat, door giving access to;

## Kitchen/Diner 16'2" at max x 11'7" reducing to 11'3" (4.93m at max x 3.55m reducing to 3.45m)

Window to rear aspect, part glazed door giving access to rear garden, understair cupboard, a range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, gas hob and extractor, wall mounted gas fired combination boiler for hot water and central heating, radiator.

## First Floor Landing

Loft access, power points, built-in cupboard, doors leading off;

## Lounge 14'10" x 9'1" (4.54m x 2.77m)

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

## Bedroom 1 14'4" x 9'1" at max (4.38m x 2.77m at max)

Rear facing window, radiator, power points, television point.





### Bedroom 2 8'0" x 6'11" (2.45m x 2.12m)

Window to rear aspect, radiator, power points.

### Bathroom 6'11" x 6'6" (2.11m x 2m)

Obscure glazed window to front aspect, ventilation, radiator, low level w.c., pedestal hand basin with tiled splash back, panelled bath with tiled surround and shower over, shavers point.

### Outside

The property offers a shingled front garden area with a tarmac driveway leading to integral garage.

### Garage 17'1" x 9'3" (5.23m x 2.82m)

Front facing up and over door, power and lighting. Potential to covert to additional accommodation such as a ground floor lounge or third bedroom, subject to the required building permissions.

### Garden

To the rear of the property is a nicely enclosed garden with close board panel fencing to boundaries with an area of decking, shingle and patio, pedestrian gate giving access to the side of the property.

### Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road, proceed through The Street turning left on the bend opposite the Church onto Reedham Road, turn immediately left again into Market Manor and continue as the road leads round to the left. Proceed to the T junction, turn left where the property can be found immediately on the right hand side, located by our FOR SALE board.





### Tenure

Freehold.

### Services

Mains water, electric, drainage and gas.

### Council Tax

Broadland District Council - Band: 'B'

### Location

Acle is an attractive village, known as 'The Gateway to The Broads', 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, 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

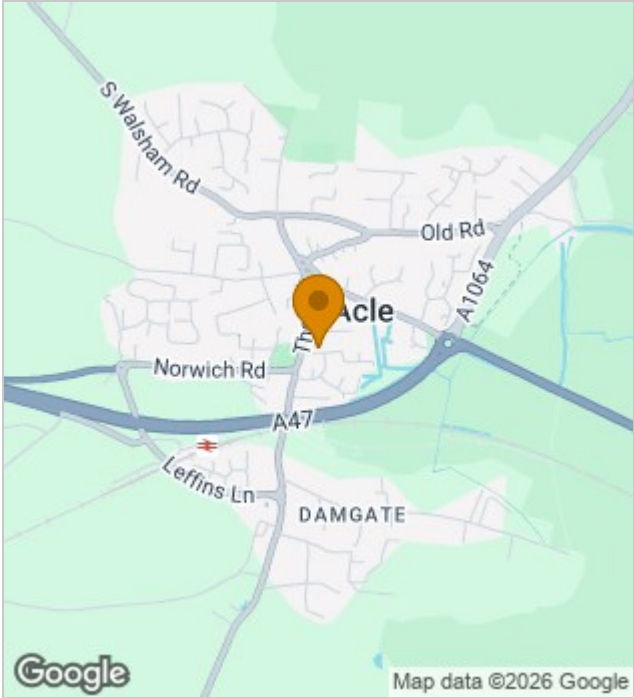
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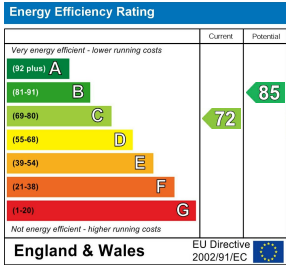
Floor Plans



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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