



Trumeaux Nursery Close, Acle Norwich NR13 3EH

welcome to

Trumeaux Nursery Close, Acle Norwich

Formerly a 4 bedroom detached house, now offering 3 bedrooms with a sizeable master bedroom and a well presented shower room. The ground floor offers a beautiful living area which comprises of an open plan lounge, dining and bar area, separate kitchen and provisions for a cloakroom.



Accommodation

****CHAIN FREE**** William H Brown Norwich are delighted to present to the market this extended three-bedroom detached family home, situated within a cul de sac location in the sought after Broadland village of Acle. Internally the ground floor boasts a warm and welcoming entrance hall, a stunning open plan living room with solid stone feature archways and bar. The kitchen has been replaced several years ago with no expense spared, offering high quality appliances throughout. There are also provisions for a cloakroom to be installed to the ground floor should the new owner require it. The first floor offers a carpeted landing which provides access to the shower room and all three bedrooms. The property itself was formerly a 4-bedroom house, now offering a double aspect master bedroom. Externally the property offers a brick weaved driveway accessed via a dropped kerb, with gated access to the remainder of the driveway and a single garage. The rear garden is mainly laid to lawn with a patio area, raised flower beds and timber summer house and adjoining shed which would be suitable as a home office or similar.

Entrance Hall

Door to side aspect, double glazed windows to front and side aspect, carpet, radiator, arch into recess which offers plumbing for a cloakroom to be added. Stairs to first floor, door to kitchen and archway to lounge.

Lounge

31' 11" Max x 19' 8" Max (9.73m Max x 5.99m Max) Triple aspect, open plan lounge/ Dining room/ bar area offering a window to the front and side aspects with patio doors to the rear. Beautiful feature stone archways, Carpet, radiators, wall lights, feature fireplace with independent lighting, stone bar area with wall and base units with work surfaces above.

Kitchen

17' 5" x 9' 10" max (5.31m x 3.00m max) Double glazed windows to rear and side aspect, door to side aspect offering direct access to the driveway. The fitted kitchen comprises of wall and base units with quartz work surfaces and glass splash backs above, integrated electric oven, electric hob with a cooker hood above, 1.5 bowl stainless steel sink and drainer. Integrated fridge freezer, integrated microwave, integrated dishwasher, integrated washing machine/ tumble dryer. Radiator, Karndean flooring, pantry cupboard, wall lights.

Landing

Stairs from the entrance hall and offering access to all three bedrooms and shower room. Fitted Carpet.

Master Bedroom

21' 10" max x 11' 11" max (6.65m max x 3.63m max) Formerly two bedrooms and now benefiting from the double height side extension, this wonderful master bedroom offers double aspect with double glazed windows to front and rear aspect, fitted mirrored wardrobes, wall lights, fitted carpet, radiator.

Bedroom 2

12' 3" x 9' 10" max (3.73m x 3.00m max) Window to front aspect, carpet, radiator.

Bedroom 3

9' 2" x 6' 10" (2.79m x 2.08m) Window to rear aspect, carpet, radiator, loft hatch.

Shower Room

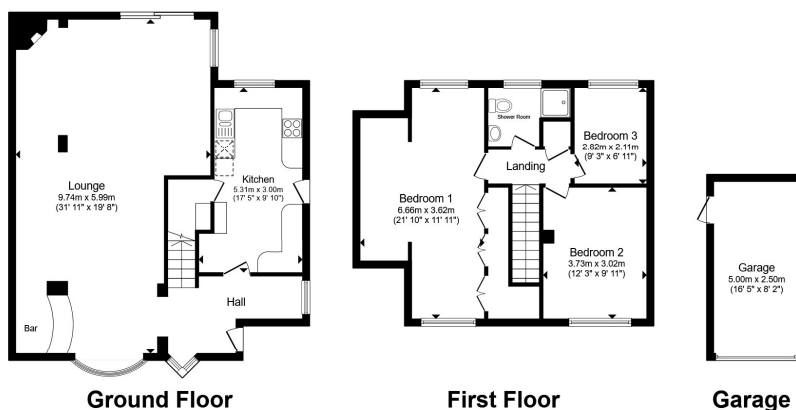
Window to rear aspect, fitted carpet, heated towel rail, WC, wash hand basin, shower cubicle, fully tiled.

Outside

To the front- a dropped kerb offers access to a tandem brick weaved driveway which is gated approximately halfway down the driveway which then offers further access to the single garage and rear garden beyond. The front garden is mainly laid to lawn. To the rear- A fully enclosed rear garden which is mainly laid to lawn with a stone patio area, small pond and water feature and raised flower beds to the side aspect. There is a high-quality timber summer house and adjoining shed which could offer outside office space should the new owner wish. Side access to the single garage.

Garage

17' 9" x 8' 9" max (5.41m x 2.67m max) Electric roller door to the front aspect, door to the side aspect, power, light, electric.



Total floor area 139.8 m² (1,505 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Trumeaux Nursery Close, Acle Norwich

- CHAIN FREE
- Quiet Cul de sac location
- Detached and extended, 3 bedroom house
- Stunning interior
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Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£375,000



Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141718 - 0003

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