









# welcome to

# **Oxcroft, Acle Norwich**

\*NEW TO MARKET\*\* This modern four-bedroom detached family home is designed for both comfort and functionality situated in the sought after village location of Acle, close to all amenities and easy access to the beach or city.













#### **Entrance Hall**

Tiled flooring, radiator, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

#### Cloakroom

Opaque double glazed window to front aspect, W/C, wash hand basin, heated towel radiator, and tiled flooring

## Lounge

13' 2" x 16' 9" Max ( 4.01m x 5.11m Max )

A welcoming living area, comprising of double glazed bay fronted window and window to side aspect. 2 x radiators, 2 x pendant ceiling lights, laminate flooring, TV point, wall sockets, coved ceiling and archway, allowing access to...

## **Dining Room**

9' 6" x 9' 9" ( 2.90m x 2.97m )

Double glazed uPVC sliding patio doors, coved ceiling, pendant ceiling light, radiator, wall sockets, and laminate flooring

#### Kitchen

9' 6" x 9' 7" ( 2.90m x 2.92m )

A modern, well-appointed kitchen, with double glazed window to rear aspect. A range of wall and base units with complimentary wood effect worksurfaces over, space for range oven & gas hob, 1.5 bowl composite sink and drainer with mixer tap, built in understairs storage cupboard, radiator, ceiling light, tiled flooring, wall sockets, radiator, and partially tiled walls

## **Utilty Room**

5' 7" x 9' 7" ( 1.70m x 2.92m )

Single uPVC double glazed door to rear and window to side aspect. A range of wall and base units with complimentary wood effect worktops over, plumbing for integrated washing machine, dishwasher and fridge/freezer, tiled flooring, radiator, partially tiled walls, ceiling light and wall sockets

## Conservatory

10' 9" x 11' 1" ( 3.28m x 3.38m )

uPVC and brick built conservatory, with wrap around double glazed windows and glass pitched roof, patio doors to side with access to rear garden, radiator, tiled flooring and fan ceiling light

# First Floor Accommdation Bedroom One

14' 7" Max x 13' 1" Max ( 4.45m Max x 3.99m Max ) Double glazed bay front window, laminate flooring, radiator, ceiling light, wall sockets, built in wardrobe and door to...

#### **Ensuite Shower Room**

Modern suite, with opaque double glazed window to side aspect, wash hand basin with vanity unit, W/C, built in shower cubicle with electric shower, glass sliding doors and tiled splashback, ceiling spotlights, and vinyl flooring

#### **Bedroom Two**

9' 7" Max x 10' 3" Max ( 2.92m Max x 3.12m Max ) Double glazed window to rear aspect, laminate flooring, radiator, wall sockets, ceiling light and built in wardrobe

## **Bedroom Three**

10' 8" x 8' 6" ( 3.25m x 2.59m )

Double glazed window to rear aspect, laminate flooring, radiator, ceiling light, wall sockets and built in wardrobe

## **Family Bathroom**

Opaque double glazed window to rear aspect, panelled bath with mixer tap and shower attachment, combination unit with wash hand basin and W/C, heated towel radiator, vinyl flooring and ceiling spotlights

## **Bedroom Four**

8' 4" x 6' 9" ( 2.54m x 2.06m )

Double glazed window to rear aspect, laminate flooring, ceiling light, radiator, wall sockets and built in wardrobe

## Rear Garden

A stunning rear garden, immaculately presented, it features a sturdy boundary marked by timber and brick post fencing, for added privacy. The majority of the garden is laid to lawn, offering a perfect area for relaxation, play, or entertaining guests. To one side, a large patio area invites you to enjoy al fresco dining and leisurely afternoons in the sun. The garden is planted with mature trees and benefits from gated access to the front of the property

#### Front Exterior

An Aesthetically pleasing front exterior, with lawned area to side and large driveway for off road secure parking infront of garage with up and over door





## welcome to

## **Oxcroft, Acle Norwich**

- Four Bedrooms
- Sough After Area
- En-Suite
- Large Rear Garden
- Perfect Family Home

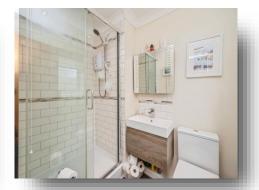
Tenure: Freehold EPC Rating: C

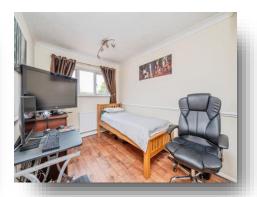
Council Tax Band: D

guide price

£460,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/GTY107423



Property Ref: GTY107423 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.