



Oxcroft, Acle Norwich NR13 3JP

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

Utility 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 Accommodation 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 in front of garage with up and over door



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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

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Property Ref:
GTY107423 - 0003

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