



New Close, Acle - NR13 3BG



New Close

Acle, Norwich

NO CHAIN. This EXTENDED DETACHED CHALET STYLE HOME occupies a peaceful CUL-DE-SAC SETTING and presents a rare opportunity for buyers seeking generous space and outstanding flexibility. Offering approximately 2032 sq. ft (stms) of accommodation, this property is ideal for those wishing to UPDATE AND MODERNISE (stp) to create their perfect family home - with electrical works and central heating being upgraded some five years ago. The ground floor is thoughtfully arranged, featuring a 19' SITTING ROOM, a remarkable 27' GAMES/FAMILY ROOM, and an impressive 27' CONSERVATORY, all designed to maximise natural light and flow. The FITTED KITCHEN is complemented by a SEPARATE BREAKFAST ROOM, providing ample space for family meals or entertaining. A versatile DINING ROOM/BEDROOM is positioned on the ground floor, with a SHOWER ROOM conveniently adjacent - ideal for guests or multi-generational living. Upstairs, two spacious DOUBLE BEDROOMS are served by a well-appointed FAMILY BATHROOM, ensuring comfort and privacy for all.



The rear GARDEN is enclosed by timber panel fencing for security and privacy, including a RAISED LAWNED AREA, while TWO PATIO SEATING AREAS offer perfect spots for relaxation or al fresco dining. Practical features include a TIMBER-BUILT SUMMER HOUSE and a TIMBER-BUILT STORAGE SHED, ideal for hobbies or extra storage. Gated access leads to the front driveway, where the GARAGE is accessed via an ELECTRIC ROLLER DOOR.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Extended Detached Chalet Style Home in a Cul-De-Sac Setting
- Potential to Update & Modernise (stp)
- Approx. 2032 Sq. ft (stms) of Accommodation
- 19' Sitting Room, 27' Games/Family Room & 27' Conservatory
- Fitted Kitchen with a Separate Breakfast Room
- Ground Floor Dining Room/Bedroom with a Shower Room Adjacent
- Two First Floor Double Bedrooms & Family Bathroom



This sought after location in the village of Acle, with an abundance of amenities and amazing transport links. With regular buses to Norwich and Great Yarmouth, the A47 only a short drive, and the benefit of the train station within a short walk. Local amenities include shops, eateries, and schools up to Secondary level. Various activities including tennis, bowls club and a social club can be found locally, as well as a range of activities for retirees such as lunch clubs, arts and crafts, and library.

SETTING THE SCENE

Occupying an elevated position, the tarmac driveway offers both tandem and side-by-side parking for several vehicles, with a low-maintenance artificial lawned frontage. Gated access leads to the rear garden, with access to the tandem garage, outside power and water supplies, and a door to the main entrance.

THE GRAND TOUR

Once inside you step into the kitchen, which offers a fitted range of wall and base level units with tiled splash-backs and integrated cooking appliances, including an inset electric ceramic hob and built-in eye-level electric double oven, with fitted carpet underfoot. A window faces to the side, whilst a door takes you to the inner hallway - also finished with fitted carpet, and with the stairs rising to the first floor landing. Doors lead off to the ground floor living and bedroom accommodation, including the main sitting room which sits to the front of the property, with a feature fireplace creating a focal point to the room, and two front-facing uPVC double-glazed windows offering a light and bright feel whilst enjoying views across the cul-de-sac, with fitted carpet underfoot, ample space is provided for soft furnishings and a dining table. The ground floor shower room offers a three-piece suite including a walk-in shower cubicle with tiled splash-backs and a rear-facing window. The dining room sits adjacent to the kitchen and offers potential as a ground floor bedroom with fitted carpet underfoot, whilst providing a seamless flow via double doors to the games/family room beyond.

This large room offers a versatile range of uses, currently housing a snooker table with fitted carpet underfoot and sliding patio doors to the adjacent conservatory - extending the living space and enjoying garden views. Tile flooring can be found underfoot, with cupboards providing space for laundry appliances including a washing machine and tumble dryer. Sliding patio doors take you to the outside seating area, whilst a further door takes you to the adjacent breakfast room. With access also leading from the inner hallway and with a further door to the front, the breakfast room offers a range of uses with side-facing windows and fitted carpet underfoot.

Heading upstairs, the carpeted landing includes a loft access hatch and pull-down ladder with a built-in airing cupboard. Doors lead off to the two double bedrooms, both enjoying a range of built-in bedroom furniture and wardrobing, with fitted carpet underfoot and uPVC double glazing. Completing the property, the family bathroom offers a four-piece suite including a hand wash basin set within a vanity unit with storage cupboard below, and jacuzzi-style panelled bath with tiled splash-backs and heated towel rail.

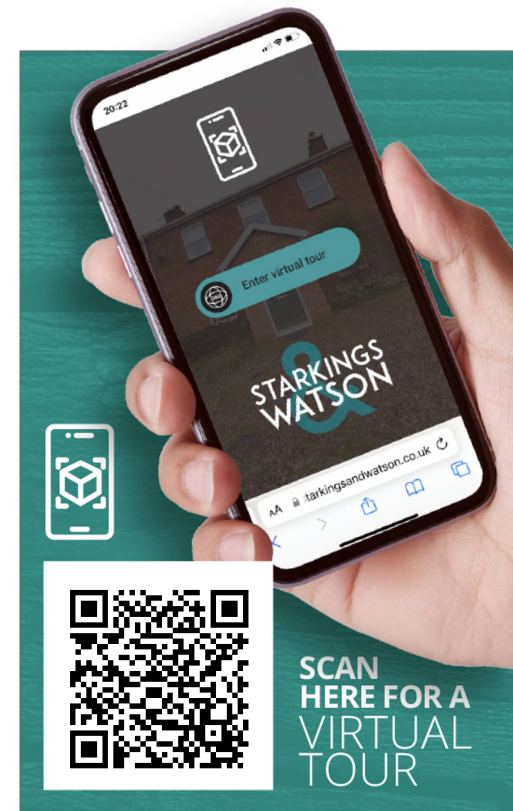
FIND US

Postcode : NR13 3BG

What3Words : ///appealed.rebounder.
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VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.



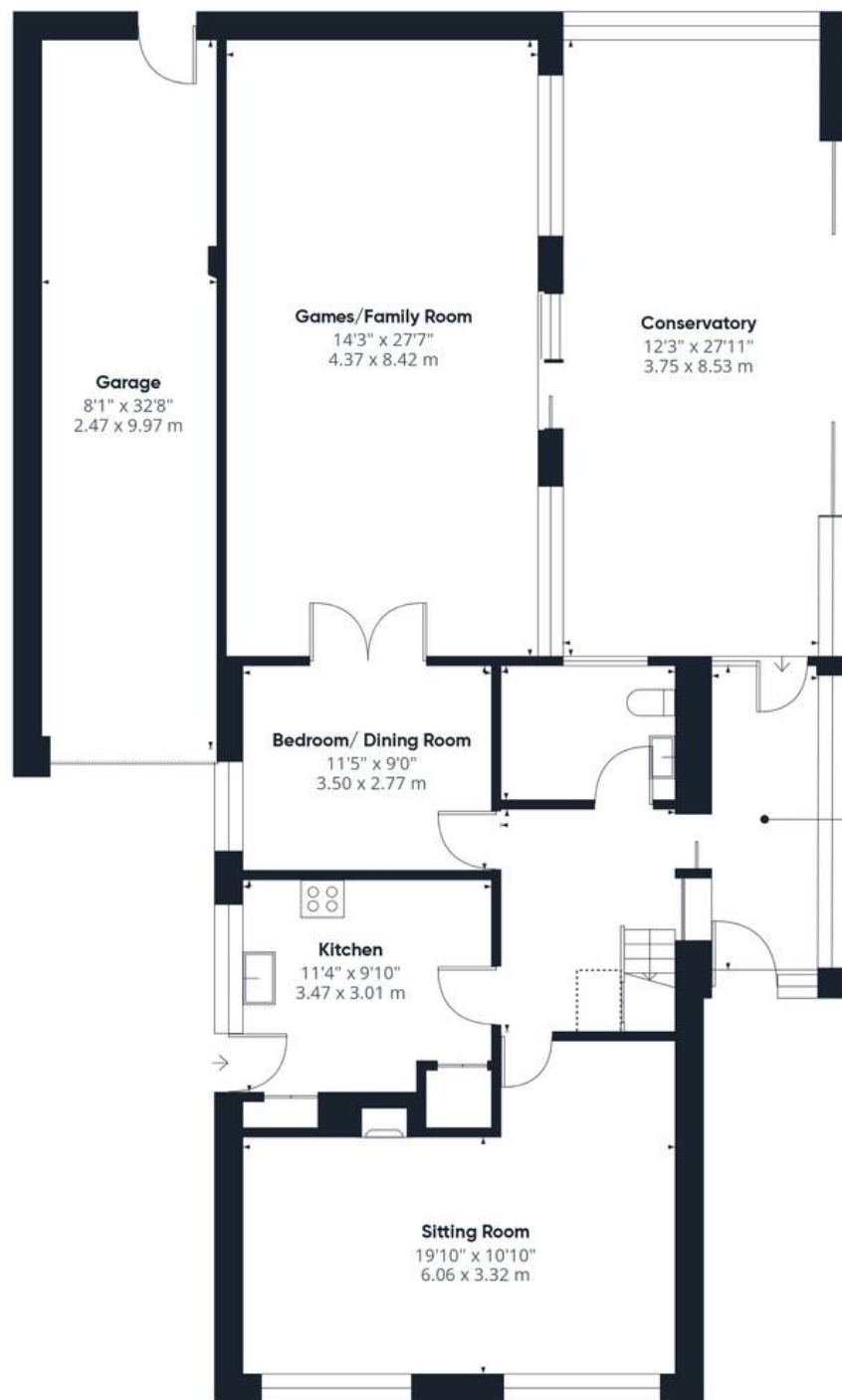




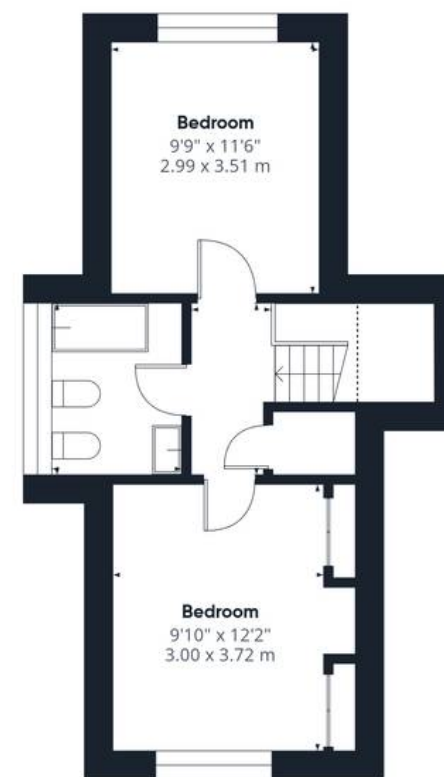
THE GREAT OUTDOORS

The rear garden offers a low-maintenance feel, enclosed within timber panel fencing and including a raised lawned area. Two patio seating areas lead from both the side of the property, and with one tucked away at the rear, with access leading to a timber-built summer house and timber-built storage shed. The garden is enclosed within timber panel fencing and offers gated access to the front driveway. The garage is accessed via an electric roller door front, with a rear access door, wall-mounted gas-fired central heating boiler, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2032 ft²

188.9 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.