



Oxcroft, Acle - NR13 3JP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Oxcroft

Acle, Norwich

NO CHAIN. Found within a QUIET CUL-DE-SAC, this impressive FIVE BEDROOM DETACHED HOUSE offers over 1350 SQ. FT OF ACCOMMODATION (stms), presenting a fantastic opportunity for families and professionals alike. Arriving to the property, you are welcomed by a SPACIOUS ENTRANCE HALLWAY that leads into the heart of the home. The OPEN PLAN SITTING AND DINING ROOMS seamlessly flow into a LARGE CONSERVATORY, creating a bright and versatile living space perfect for entertaining or relaxing with family. The FITTED KITCHEN provides ample storage and preparation space, while a convenient GROUND FLOOR WC and UTILITY ROOM both add modern functionality. Upstairs, FIVE WELL-PROPORTIONED BEDROOMS offer flexibility for growing families or home office needs, with the PRINCIPAL BEDROOM benefiting from a PRIVATE EN-SUITE with shared use of the FAMILY BATHROOM for the remaining bedrooms, ensuring comfort and convenience for all. Located close to ALL AMENITIES, including schools, shops, and transport links, this home delivers both comfort and convenience in equal measure.

Council Tax band: D

Tenure: Freehold

- No Chain
- Detached House In A Quiet Cul-De-Sac
- Over 1350 Sq. Ft Of Accommodation Including An Integral Garage
- Open Plan Sitting & Dining Rooms Into Large Conservatory
- Five Bedrooms
- Family Bathroom, En-Suite & WC
- Fully Enclosed & Private Rear Garden
- Large Driveway Infront Of Garage

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.

SETTING THE SCENE

The property can be found nestled within this quiet yet popular close weighted coverage of blossoming trees opens where initially a shared entrance leads to a private driveway suitable for the parking and multiple vehicles to the front of the home, and integral garage. Access to the rear garden comes to the each side of the



home with electric roller door leading directly into the integral garage with front door to the home sat just next door.

THE GRAND TOUR

A central hallway is the first place to greet you leading towards all living accommodation on the ground floor as well as stairs for the first floor and handy two piece WC immediately to your right with predominantly tile surround and low level radiator. Walking upon the hard wearing wooden effect flooring, the end of the hallway splits to grant access into the main living space on your right hand side in the form of an impressively sized dual aspect open plan sitting and dining room. An oriel window to the front of the home allows natural light to penetrate the carpeted floor space where a potential choice of soft furnishings can be had by owners. An archway leads through to the formal dining space laid with the same hard wearing wooden effect flooring as the hallway, this space creates versatility and the perfect area for a busy family home whilst a mostly uPVC double glazed conservatory at the very rear of the home offers further reception space with glass panelled wooden French doors allowing the free flow of natural light to keep the dining room well lit.

From the end of the hallway again the kitchen sits directly ahead overlooking the back gardens with a wide array of wall and base mounted cabinetry with a multitude of worktop space which in turn gives way to integrated appliances including an oven and hob with microwave and extraction above with space remaining for freestanding appliances with a handy utility room sat just off behind this with further space and plumbing for white goods. From here access can be had into the integral garage space where a potential conversion could benefit and further grow the ground floor living accommodation (stp).

The first floor landing splits in each direction to take you into each of the bedrooms with the three piece family bathroom suites located directly

ahead with a part tile surround and a low level radiator. Turning to your left a versatile space offers great potential for usage with two well proportioned rooms formally functioning as a large double bedroom and secondary reception room ideal for those seeking multi generational living or with older children wanting independence, or simply to function as two well sized bedrooms. The smaller of the bedrooms comes towards the front of the home off the landing - currently used as a storage space, this room is perfectly sized to be a single bedroom, nursery or potential home office. Just next door to this the larger of the bedrooms leaves wide open carpeted flooring suited for a double bed with additional soft furnishings with the added benefits of mirrored built in wardrobes and a three piece modern ensuite with tall heated towel rail and vanity storage. A further double bedroom is also located on this side of the home overlooking the fully enclosed rear gardens through uPVC double glazed windows.

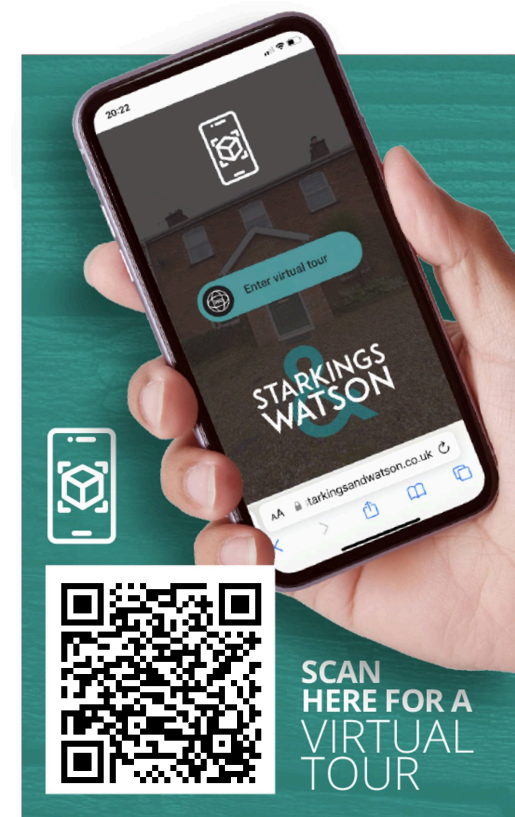
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VIRTUAL TOUR

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



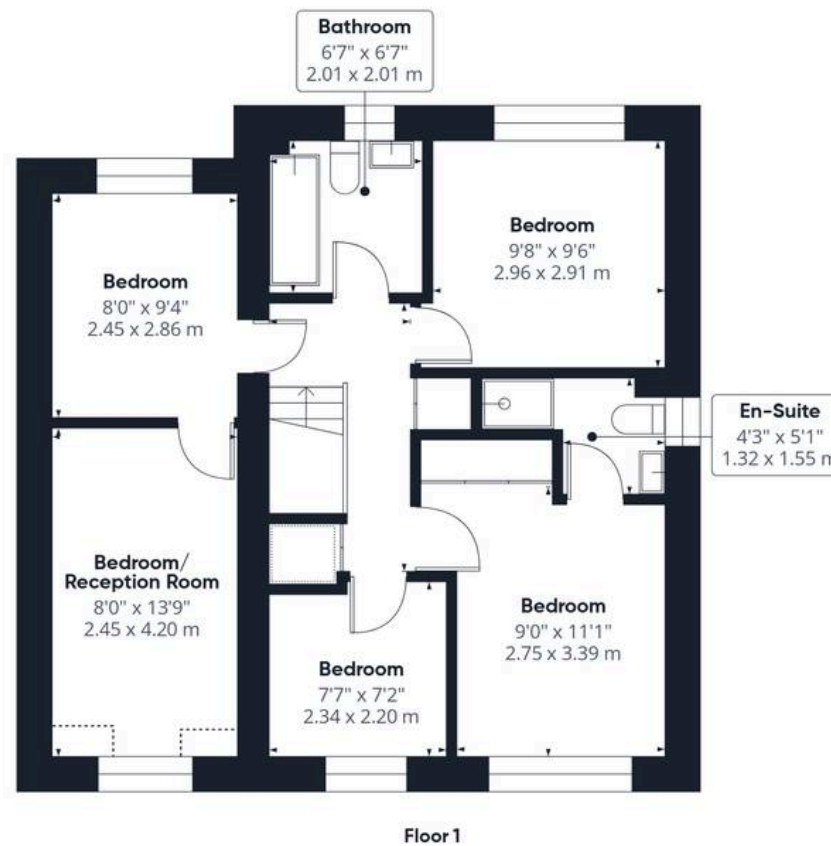
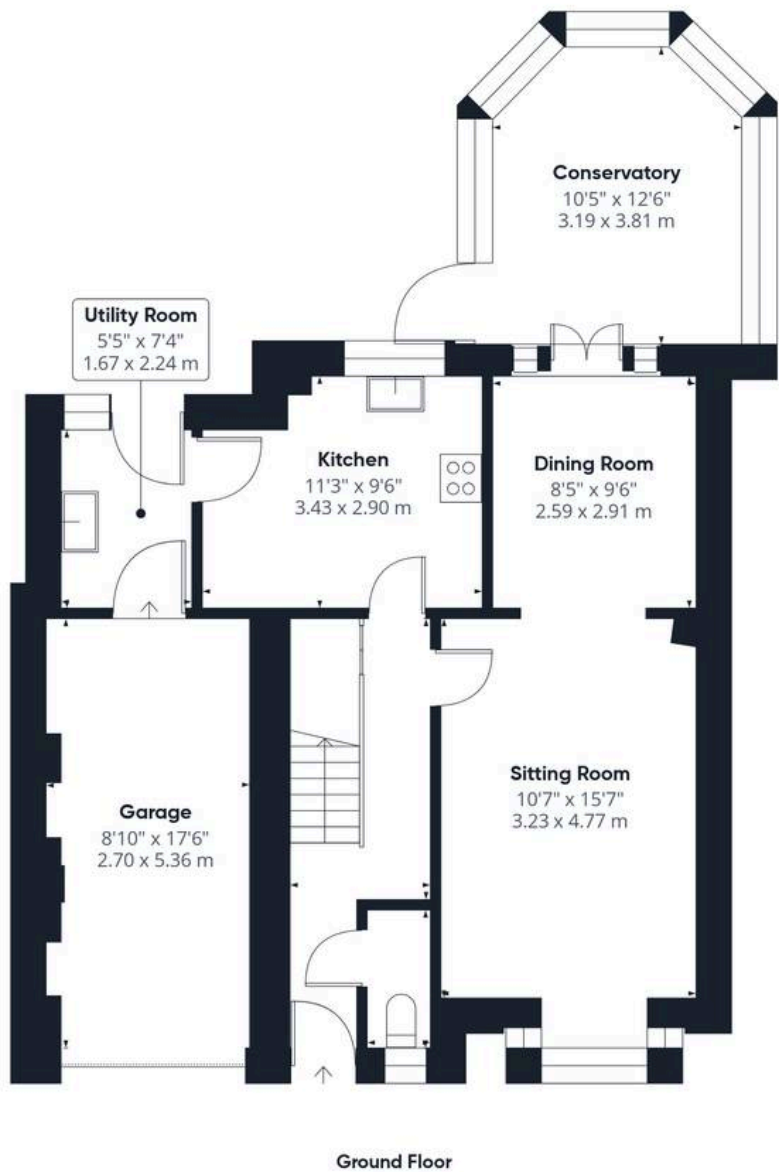




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing accompanied by mature hedgerow beyond to create a private haven. The garden is a mixture of flagstone patio seating areas perfectly suited to your ideal garden furniture setup with open lawn space leading to well planted and manicured borders with many flowering shrubbery spots to create a bright and welcoming atmosphere during the warmer months.





Approximate total area⁽¹⁾

1356 ft²
126 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





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