



Englands Road, Acle - NR13 3EQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Englands Road

Acle, Norwich

NO CHAIN. This EXTENDED SEMI-DETACHED HOME offers approximately 949 sq. ft (stms) of flexible and versatile accommodation, ideal for modern family living. Recently RE-DECORATED and presented in MOVE-IN CONDITION, the property boasts BRAND NEW CARPETS and floor coverings throughout, ensuring a fresh and welcoming atmosphere. A porch entrance leads to the impressive 17' L-SHAPED SITTING ROOM, providing a generous space for relaxation and entertaining, seamlessly connecting to a dedicated DINING ROOM and an 11' FAMILY ROOM - perfect for a play area, home office, or additional lounge. The FITTED KITCHEN features ample STORAGE and practical work surfaces, catering to every-day culinary needs, along with a GROUND FLOOR BATHROOM featuring a convenient LAUNDRY SPACE, adding to the home's practical appeal. Upstairs, THREE BEDROOMS offer comfortable accommodation, complemented by a FIRST FLOOR SHOWER ROOM. The flexible layout offers excellent potential for multi-generational living or those seeking work-from-home options.



With a DROPPED KERB and POTENTIAL FOR OFF ROAD PARKING to the front, this property combines convenience with versatility. The property continues to impress with ENCLOSED LAWNED GARDENS, providing a secure and private environment for children and pets to play. A generous PATIO SPACE is ideal for al fresco dining, summer barbeques, or simply relaxing with family and friends. The low-maintenance design ensures you can enjoy the garden year-round, while mature borders add a touch of greenery and privacy. An EN-BLOC GARAGE offers secure storage for vehicles, bikes, or garden equipment.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Extended Semi-Detached Home with a Flexible Layout
- Approx. 949 Sq. ft (stms) of Accommodation
- 17' L-Shaped Sitting Room, Dining Room & 11' Family Room
- Fitted Kitchen with Storage
- Three Bedrooms
- Ground Floor Bathroom with Laundry Space & First Floor Shower Room
- Enclosed Lawned Gardens with Patio Space & En-bloc 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

Set back from the road and approached via a large lawned frontage, huge potential exists to create a hard standing parking area or driveway to the front of the property (stp). Gated access leads to the rear garden, whilst a footpath takes you to the patio seating area which can be found to the front of the property, where sliding patio doors take you to the sitting room, and a door takes you to the hall entrance - with tiled effect flooring underfoot. A built-in storage cupboard can be found to one side, with a door taking you to the sitting room beyond. Finished with fitted carpet and front facing sliding patio doors, this light and bright room includes a built-in storage cupboard and stairs to the first floor landing. A door takes you to the dining room which continues with fitted carpet underfoot, with an open plan aspect to the family room beyond, whilst a door takes you to the kitchen to one side. A u-shaped arrangement of wall and base level units can be found, with integrated cooking appliances including an inset electric ceramic hob, built-in electric double oven with tiled splash-backs and vinyl flooring. Space is provided for a fridge, freezer and dishwasher, with a built-in storage cupboard. The family room sits to the rear of the property, enjoying a window and door to the rear garden. Continued fitted carpet can be found underfoot, with a door to the ground floor family bathroom. Finished with a white three piece suite including a panelled bath, attractive tiled effect flooring is underfoot, with tiled splash-backs, hand-wash basin sat within a vanity unit, with storage cupboard under and space for a washing machine.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch above, with doors taking you to the three bedrooms - each of which is finished with fitted carpet and uPVC double glazing. Completing the property, the first floor shower room offers a white three piece suite with a walk-in shower cubicle and electric shower, with tiled splash-backs, hand wash basin sat with a vanity unit, with a storage cupboard under, and rear facing window.

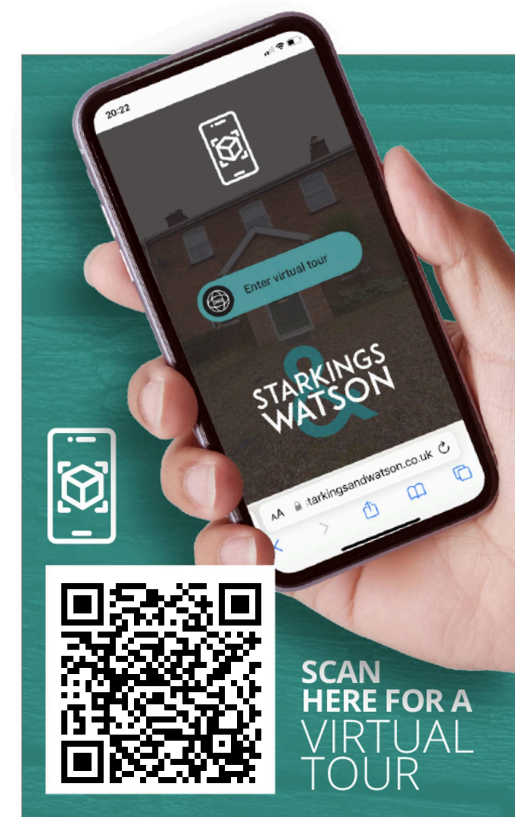
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What3Words : ///executive.taken.shall

VIRTUAL TOUR

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



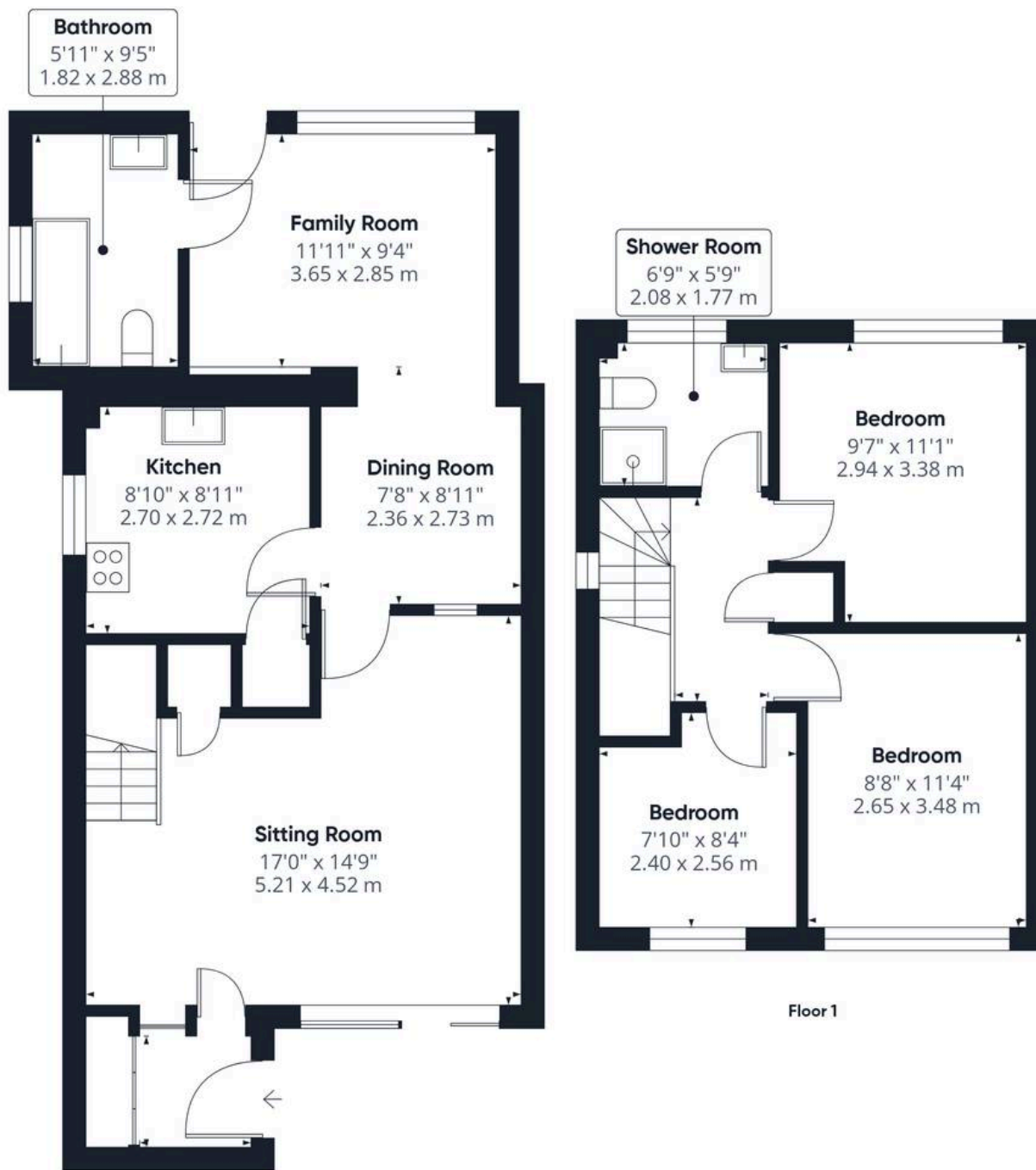




THE GREAT OUTDOORS

Heading outside, the rear garden is laid to lawn, with a patio seating area extending from the rear stepped entrance. A timber shed offers storage with a side access and further storage area to the side of the property, whilst the rear garden offers an abundance of mature planting and shrubbery - offering a green and leafy outlook. Gated access leads to the residents parking area, with an en-bloc garage, accessed via an up and over door to front.





Approximate total area⁽¹⁾

949 ft²
88.1 m²

(1) Excluding balconies and terraces

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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