

Features

- Detached Four/Five Bedroom House
- Two Receptions
- Utility Room
- Conservatory
- Garage

Tenure Freehold



£425,000

Oxcroft, Norwich, Norfolk, NR13 3JP

Heritage Homes are delighted to present this spacious and extremely well-appointed four/five-bedroom detached family residence, ideally situated in the highly sought-after village of Acle. Offering versatile and generous accommodation, this superb property is perfectly suited to modern family living. The ground floor features a welcoming living room, separate dining room, well-equipped kitchen, practical utility room, downstairs cloakroom, and a bright conservatory overlooking the garden. The first floor provides three comfortable bedrooms and a well-proportioned family bathroom, with additional flexible space ideal for a fourth/fifth bedroom, home office, or playroom—allowing the layout to be tailored to your needs. Further benefits include sealed-unit double glazing throughout, gas-fired central heating, and a single garage offering secure parking or additional storage. Beautifully maintained and located within a vibrant village with excellent amenities, this property is sure to attract strong interest. Early viewing is highly recommended to avoid disappointment.



4



2



3



Entrance Hall

Accessed via a uPVC glazed front door, the entrance hall features wood flooring, a dado rail, and a wall-mounted radiator and understairs cupboard. Stairs rise to the first-floor landing, with door leading to;

Cloakroom

Fitted with a two-piece suite comprising a low-level WC and wall-mounted corner sink, this convenient cloakroom features partially tiled walls, vinyl flooring, a wall-mounted radiator, and a uPVC double-glazed window to the front aspect, providing natural light and privacy.

Living Room

A bright and inviting space featuring a uPVC double-glazed window to the front aspect, fitted carpet, dado rail, coved ceiling, and wall-mounted radiator. An archway leads seamlessly through to the dining room, creating a welcoming and open flow for family living and entertaining.

Dining Room

Featuring glazed doors leading to the conservatory, the dining room benefits from wood flooring, a dado rail, coved ceiling, and a wall-mounted radiator, creating a bright and versatile space ideal for family meals or entertaining.

Conservatory

A charming brick-built base with uPVC construction, the conservatory features windows to the rear and sides and a glazed uPVC door to the side, flooding the space with natural light. Complete with a wall-mounted radiator and polycarbonate roof, it provides a versatile area for relaxing or dining while enjoying views of the garden.

Kitchen

Fitted with a range of matching base, wall, and drawer units with complementary work surfaces, the kitchen includes a stainless steel sink and drainer with a swan-neck mixer tap, an inset cooker and hob with extractor fan, vinyl flooring, and tiled splashbacks. A uPVC double-glazed window to the rear aspect provides natural light, and a door leads conveniently through to the utility room.

Utility Room

Fitted with matching base units and work surfaces, the utility room includes a stainless steel sink and drainer with swan-neck mixer tap, plumbing for a washing machine and dishwasher, and a wall-mounted gas boiler. Additional features include a uPVC door and window to the rear garden, a door providing access to the garage, and vinyl flooring for practicality.

Landing

The first-floor landing provides loft access and an airing cupboard housing the hot water tank and a further storage cupboard. Fitted carpet, with doors giving access to all bedrooms and the family bathroom.



Bathroom

Fitted with a three-piece suite comprising a panelled bath with mixer shower over, pedestal wash basin, and low-level WC, the bathroom features partially tiled walls and uPVC double-glazed window to the rear, combining style and practicality.

Bedroom One

A spacious principal bedroom featuring a uPVC double-glazed window to the front aspect, a floor-to-ceiling mirrored built-in wardrobe, laminate flooring, coved ceiling, and a wall-mounted radiator, offering both style and ample storage.

Ensuite

A stylish fully tiled en-suite featuring a vanity unit with inset sink, low-level WC with concealed cistern, and an enclosed shower. Additional benefits include a heated towel rail, uPVC double-glazed window to the side aspect, and wood-effect laminate flooring, combining modern convenience with a clean, contemporary finish.

Bedroom Two

A bright and spacious room featuring a uPVC double-glazed window to the rear aspect, laminate flooring, wall-mounted radiator, and coved ceiling.

Bedroom Three

Featuring a uPVC double-glazed window to the rear aspect, fitted carpet, wall-mounted radiator, and loft access, this well-proportioned bedroom also provides access to a study/bedroom five, offering flexible accommodation to suit a variety of needs.

Bedroom Four

A versatile room with a uPVC double-glazed window to the front aspect, laminate flooring, and a wall-mounted radiator, ideal for use as a home office, guest bedroom, or hobby room.

Study/Bedroom Five

This spacious room, accessed from Bedroom Three, features carpet flooring, a uPVC double-glazed window to the front aspect, and a dado rail, providing a flexible space for a home office, playroom, or additional bedroom.

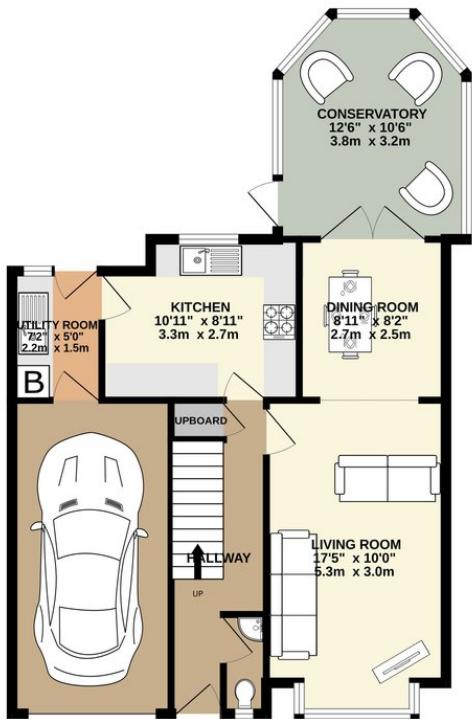
Garage

Single garage with up and over door, power, light and loft.

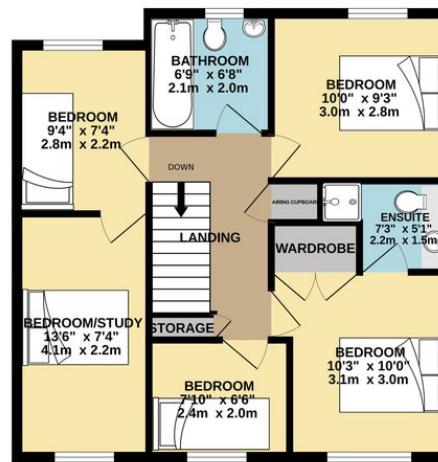
Outside

The property is approached via a tarmac driveway, providing off-road parking for several vehicles and leading to a single integral garage and the front door, with side access to the rear garden. The enclosed rear garden is mainly laid to lawn and features an attractive patio area, perfect for outdoor entertaining. The garden is fully enclosed with timber panel fencing, offering privacy and a safe space for children or pets.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



Heritage
Homes
SALES | LETTINGS

Heritage Homes | Norwich
13 Hellesdon Park Road, Norwich, Norfolk, NR6 5DR
01603894544 | info@heritagehsl.co.uk

TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
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