

49 South Walsham Road

Acle, Norfolk, NR13 3ER

BROWN&CO









49 South Walsham Road, Acle, Norfolk, NR13 3ER

A beautifully positioned three bedroom detached bungalow in pleasant gardens, and fine views across open countryside.

£450,000 - £475,000





DESCRIPTION

No.49 South Walsham Road is an outstanding three-bedroom bungalow nestled on a generous plot in the highly regarded village of Acle. The property enjoys well-arranged accommodation throughout whilst the outlook across the surrounding open countryside is rather wonderful.

The property offers well-proportioned single-storey accommodation comprising three bedrooms, a principal living/dining room, a separate kitchen, utility room and a family bathroom. The internal layout is thoughtfully arranged to make the most of the views. The living/dining room features large glazing and direct access to the terrace and gardens beyond. The bedrooms are arranged to provide privacy, and the inclusion of a modern bathroom supports the accommodation as well as an en-suite to the principal bedroom.

The property is approached via a shared driveway at the front into a drive that serves no.49 and leads up to the attached garage. The gardens expand away across to the boundary and are mainly lawned with mature hedged borders. The gardens lead around to the rear and comprise a terrace and lawned section, with well-tended flowerbed and borders. Off-road parking is provided by the private driveway and garage. The location here affords a sense of rural tranquillity whilst remaining within easy reach of village amenities.

Services – Mains water, mains drainage, mains electricity, gas fired central heating (new boiler installed March 2025).

Local authority – Broadland District Council

LOCATION

Set in the desirable village of Acle, the property offers the rare combination of rural calm and convenience. Local shops, schooling and transport links are accessible, whilst the broader Norfolk Broads countryside lies on the doorstep. For those seeking a home which balances comfortable living with outstanding views and a sense of open-air freedom.

DIRECTIONS

Heading east from Norwich city centre along Prince of Wales Road or Thorpe Road (A1242), following signs for the A47 towards Great Yarmouth. At the Postwick interchange, merge onto the A47 eastbound and continue for approximately nine miles, passing North Burlingham on your left. Take the exit signposted Acle and Caister-on-Sea (A1064), then at the roundabout, take the first exit onto A1064, South Walsham Road, towards Acle. Continue for about half a mile, and 49 South Walsham Road will be located on your right-hand side.

AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871






Miele









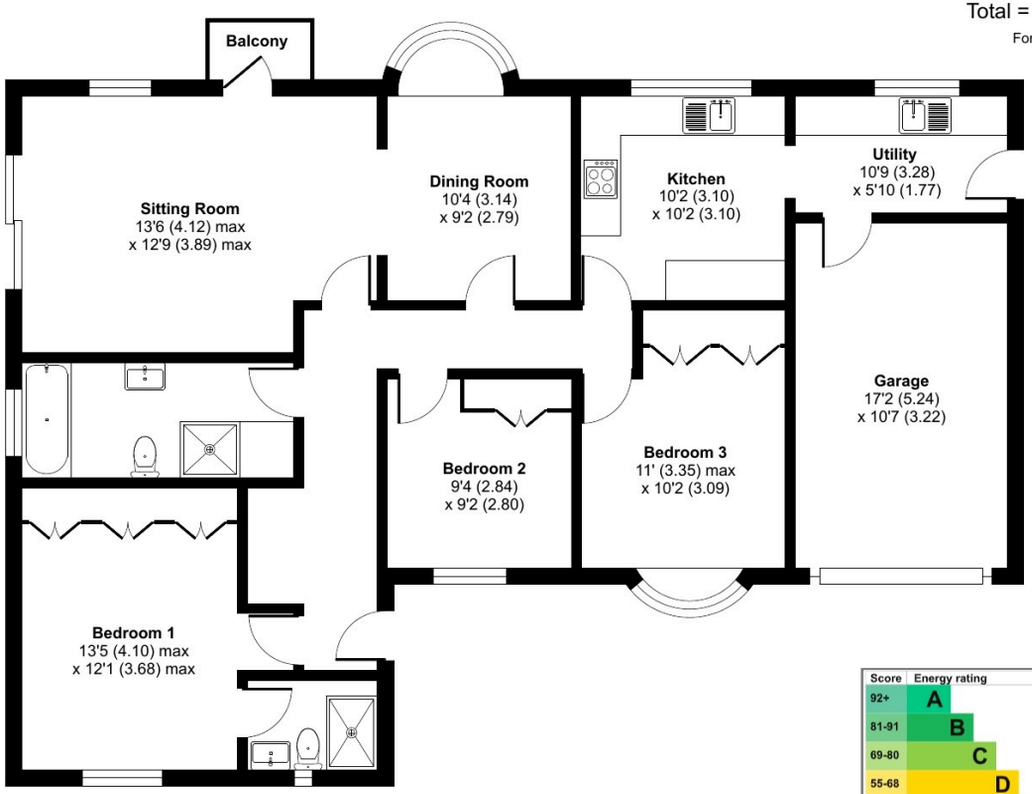


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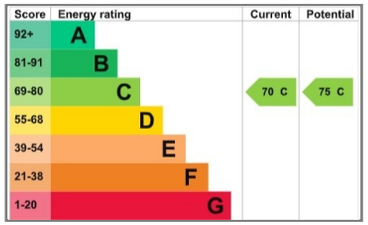
Approximate Area = 1153 sq ft / 107.1 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1335 sq ft / 124 sq m
For identification only - Not to scale







GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Brown & Co. REF: 1364205

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