



Cavell Road, Acle - NR13 3FN



## Cavell Road

Acle, Norwich

This IMPOSING detached FAMILY HOME built in 2022, offers an IMPRESSIVE CONTEMPORARY LIFESTYLE with a nod to CLASSIC ARCHITECTURAL FEATURES. The GRAND FACADE is enhanced by HIGH CEILINGS and elegant SASH WINDOWS to the front, creating a sense of space and light throughout the approximately 1,725 sq. ft (stms) interior. A welcoming entrance hall leads to THREE VERSATILE RECEPTION ROOMS, including a magnificent 22' DUAL ASPECT SITTING ROOM that is perfect for both family gatherings and entertaining guests. The STUDY, DINING ROOM and W.C lead off the hall, along with the 18' KITCHEN/BREAKFAST ROOM which is beautifully appointed, providing ample space for informal dining, along with FURTHER STORAGE in the UTILITY ROOM. A stunning, light-filled GALLERIED LANDING creates a STRIKING FOCAL POINT on the first floor, leading to FOUR generously proportioned DOUBLE BEDROOMS. Two of these bedrooms benefit from EN SUITE facilities, including the main bedroom with BESPOKE 'HAMMONDS' FITTED WARDROBES, while a stylish family bathroom serves the remaining rooms.



Moving OUTSIDE, the property continues to impress with its thoughtfully LANDSCAPED GARDENS and practical amenities. The rear garden wraps around to the side and rear of the home, offering a PRIVATE and SECURE ENVIRONMENT enclosed by timber panel fencing and brick walling. The driveway offers parking for approximately four vehicles, ensuring ample space for family and visitors alike. The DOUBLE GARAGE is equipped with twin electric roller doors to the front, power and lighting

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2022 Built Imposing Detached Family Home
- Grand Facade with High Ceilings & Sash Windows to Front
- Approx. 1725 Sq. ft (stms)
- Three Reception Rooms including a 22' Sitting Room
- 18' Kitchen/Breakfast Room
- Stunning Light Filled Galleried Landing
- Four Double Bedrooms, Two En Suites & Family Bathroom
- Private Gardens with Large Driveway & Double 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

Occupying a prominent corner position at the front of the development, this detached home enjoys a corner plot with well manicured front lawned gardens, with mature hedging to the front boundary. A hard standing footpath takes you to the main entrance door, whilst the double driveway and garage can be found adjacent leading to the gated rear garden.

## THE GRAND TOUR

Stepping through the grand entrance, the hall is finished with tiled flooring for ease of maintenance, with stairs rising to the first floor landing, and a useful built-in storage cupboard sitting below. The formal sitting room leads off with dual aspect views to front and rear, with French doors leading out to the garden, and carpet flowing underfoot. The front facing dining room enjoys twin sash windows to front overlooking open green space with continued tiled flooring, and a neutral decor with high ceilings. A private study is adjacent with a side facing window and fitted carpet offering a versatile range of uses. The kitchen/dining room sits to the rear of the property overlooking the garden with a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob, stainless steel splash-back and extractor fan, along with a built-in eye level electric double oven. Further appliances include an integrated fridge freezer and dishwasher, whilst tiled flooring flows seamlessly from the hall entrance with ample room for an island or dining table. With a door taking you to the garden, a further door leads off to the utility room which is completed in a matching style and design, including matching up-stands running around the work surface and space for general white goods including a washing machine and tumble dryer. A wall mounted unit includes an integrated Bosch microwave, whilst a further cupboard houses the wall mounted gas fired central heating boiler. Completing the ground floor is the spacious W.C with a white two piece suite including a wall mounted hand wash basin with continued tiled flooring and tiled splash-backs.

Heading upstairs, the galleried landing creates a focal point with a front facing sash window and exposed solid wood handrails and painted balustrades. High level ceilings in a neutral design create a warm and inviting feel with a built-in airing cupboard offering storage. Doors lead off to the four bedrooms - with the two front facing rooms being finished with fitted carpet and twin front facing sash windows. The guest bedroom sits to the rear of the property with fitted carpet underfoot and a rear facing window overlooking the garden. The private en-suite shower room leads off, finished with a white three piece suite including a walk-in shower cubicle with electric shower tiled splash-backs and flooring, heated towel rail. The main bedroom enjoys bespoke 'Hammonds' built-in wardrobes with fitted carpet underfoot and rear facing garden views. A door leads off to a private en-suite complete with a walk-in double shower cubicle and thermostatically controlled twin head rainfall shower, with a wall mounted hand wash basin, tiled splash-backs and flooring, and heated towel rail. Finally, the family bathroom offers a white suite including a concealed W.C, wall mounted hand-wash basin and panelled bath with tiled splash-backs and flooring.

## AGENTS NOTES

An annual charge in the region of £200 PA is due for the upkeep of communal green space. The driveway is partly included within the freehold of this property, with shared responsibility to costs. The remainder of the 10 year NHBC warranty is included. A water softener is installed within the property and the sitting room is pre-flued ready for a wood burner.







## THE GREAT OUTDOORS

Heading outside, the rear garden wraps around to the side and rear of the property, whilst being enclosed within timber panel fencing and brick walling. With exterior lighting and a range of planting installed, the garden is mainly laid to lawn with a patio seating area leading from the sitting room French doors, and steps leading up to the garage and gated driveway. The driveway offers parking for approximately four vehicles with access to the the detached double garage with twin electric roller doors to front. storage above. power and lighting.

## FIND US

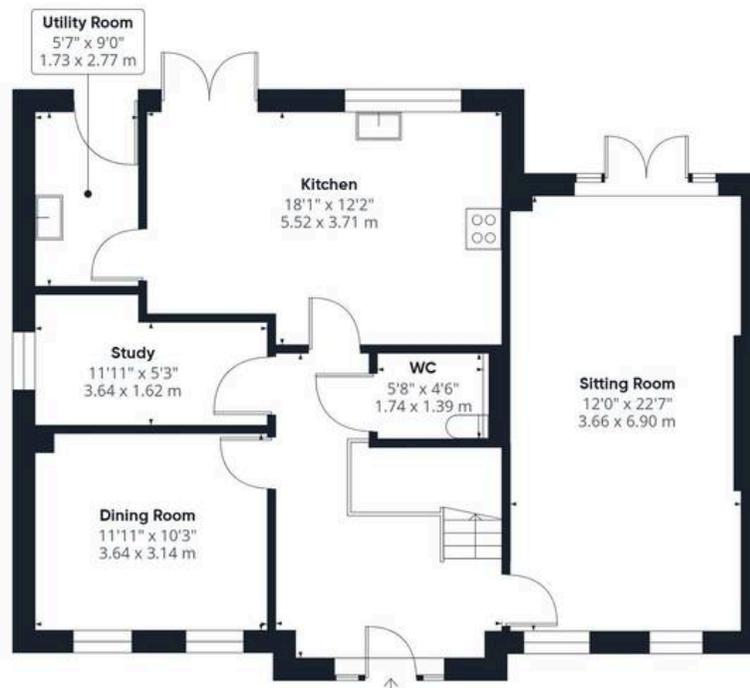
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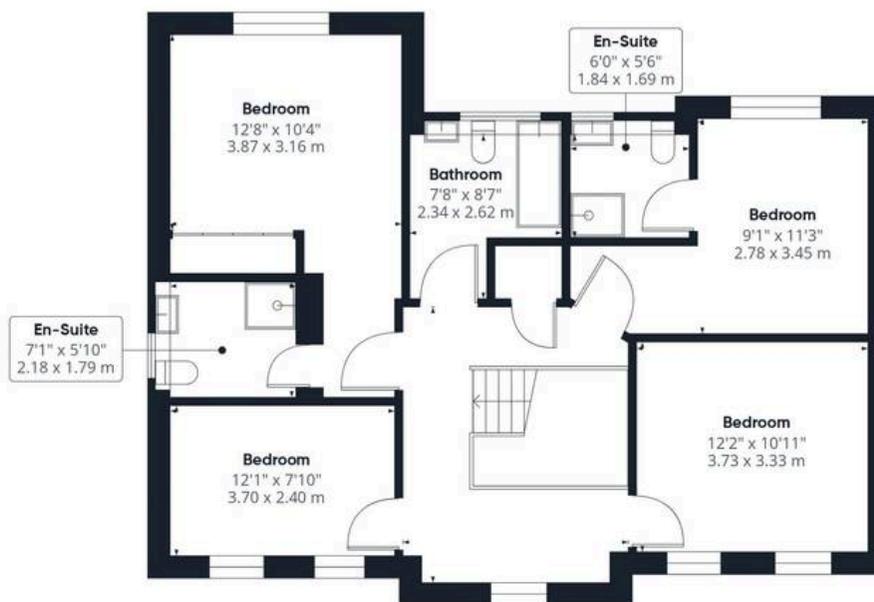
## VIRTUAL TOUR

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





Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>

1725 ft<sup>2</sup>

160.2 m<sup>2</sup>

(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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