





Nursery Close, Acle, Norwich, NR13 3EH

william h brown

welcome to

Nursery Close, Acle, Norwich

Formerly a four bedroom detached house, now offering three bedrooms with a sizeable main bedroom and a well presented shower room. The ground floor offers a beautiful living area which comprises of an open plan lounge, dining and bar area, separate kitchen and provisions for a cloakroom.













Description
CHAIN FREE

William H Brown Norwich are delighted to present to the market this extended three-bedroom detached family home, situated within a cul-de-sac location in the sought after Broadland village of Acle. Internally the ground floor boasts a warm and welcoming entrance hall, a stunning open plan living room with solid stone feature archways and bar. The kitchen has been replaced several years ago with no expense spared, offering high quality appliances throughout. There are also provisions for a cloakroom to be installed to the ground floor should the new owner require it. The first floor offers a carpeted landing which provides access to the shower room and all three bedrooms. The property itself was formerly a 4-bedroom house, now offering a double aspect main bedroom.

Externally the property offers a brick weaved driveway accessed via a dropped kerb, with gated access to the remainder of the driveway and a single garage. The rear garden is mainly laid to lawn with a patio area, raised flower beds and timber summer house and adjoining shed which would be suitable as a home office or similar.

Entrance Hall
Door to side aspect, double glazed windows to front and side aspect, carpet, radiator, arch into recess which offers plumbing for a cloakroom to be added. Stairs to first floor, door to kitchen and archway to lounge.

Lounge
31' 11" max x 19' 8" max (9.73m max x 5.99m max)
Triple aspect, open plan lounge/ Dining room/ bar area offering a window to the front and side aspects with patio doors to the rear. Beautiful feature stone archways, Carpet, radiators, wall lights, feature fireplace with independent lighting, stone bar area with wall and base units with work surfaces above.

Kitchen
17' 5" x 9' 10" max (5.31m x 3.00m max)
Double glazed windows to rear and side aspect, door to side aspect offering direct access to the driveway. The fitted kitchen comprises of wall and base units with quartz work surfaces and glass splash backs above, integrated electric oven, electric hob with a cooker hood above, 1.5 bowl stainless steel sink and drainer. Integrated fridge freezer, integrated microwave, integrated dishwasher, integrated washing machine/ tumble dryer. Radiator, Karndean flooring, pantry cupboard, wall lights.

Landing
Stairs from the entrance hall and offering access to all three bedrooms and shower room. Fitted Carpet.

Main Bedroom
21' 10" max x 11' 11" max (6.65m max x 3.63m max)
Formerly two bedrooms and now benefiting from the double height side extension, this wonderful master bedroom offers double aspect with double glazed windows to front and rear aspect, fitted mirrored wardrobes, wall lights, fitted carpet, radiator.

Bedroom 2
12' 3" x 9' 10" max (3.73m x 3.00m max)
Window to front aspect, carpet, radiator.

Bedroom 3
9' 2" x 6' 10" (2.79m x 2.08m)
Window to rear aspect, carpet, radiator, loft hatch.

Shower Room
Window to rear aspect, fitted carpet, heated towel rail, WC, wash hand basin, shower cubicle, fully tiled.

Exterior
To the front- a dropped kerb offers access to a tandem brick weaved driveway which is gated approximately halfway down the driveway which then offers further access to the single garage and rear garden beyond. The front garden is mainly laid to lawn. To the rear- A fully enclosed rear garden which is mainly laid to lawn with a stone patio area, small pond and water feature and raised flower beds to the side aspect. There is a high-quality timber summer house and adjoining shed which could offer outside office space should the new owner wish. Side access to the single garage.

Garage
17' 9" x 8' 9" max (5.41m x 2.67m max)
Electric roller door to the front aspect, door to the side aspect, power, light, electric.

Agent's Note
1) Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an associate of an Employee of the Connells Group of companies.

2) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Nursery Close, Acle, Norwich

- Driveway parking and single Garage
- CHAIN FREE
- Quiet Cul de sac location
- Detached and extended, 3 bedroom house
- Stunning interior

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR145182

The Property Ombudsman

Property Ref:
NOR145182 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.