



New Close, Acle - NR13 3BG

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



New Close

Acle, Norwich

NO CHAIN. Enjoying an EXCELLENT CUL-DE-SAC POSITION just a short stroll from Acle High Street, this well-presented bungalow occupies a SIZEABLE PLOT with low maintenance frontage, a tandem driveway, and a single garage. The property has been thoughtfully updated. Step inside to a PORCH ENTRANCE and spacious 17' SITTING ROOM - with a feature fireplace, providing a welcoming focal point for relaxation or entertaining. The HIGH GLOSS KITCHEN offers extensive storage options and ample workspace, perfect for keen cooks and those who appreciate a clutter-free environment. Two DOUBLE BEDROOMS provide generous accommodation, while the shower room benefits from tiled walls for ease of maintenance. This home is ideal for buyers seeking practical flexibility, whether you need guest accommodation, a dedicated home office, or simply extra space to unwind. With its excellent storage solutions and inviting interiors, this property offers a superb blend of comfort and convenience.



The ENCLOSED REAR GARDEN is bordered by timber panel fencing for privacy and security. The garden has been thoughtfully landscaped to include a central lawn, shingled areas, and multiple patio seating spaces - ideal for alfresco dining, morning coffee, or simply enjoying the tranquil setting.

Council Tax band: B
Tenure: Freehold

- No Chain!
- Excellent Cul-De-Sac Position a Short Walk to Acle High Street
- Sizeable Plot with a Low Maintenance Frontage, Tandem Driveway & Garage
- 17' Sitting Room with a Feature Fireplace
- High Gloss Kitchen with Extensive Storage
- Two Double Bedrooms
- Shower Room with Tiled Walls
- Enclosed Lawned Rear Garden with a Timber Shed, Green House & Wealth of Planting



SETTING THE SCENE

With an attractive low maintenance shingled frontage and various planting, a curved pathway leads to the stepped main entrance. A tandem tarmac driveway offers ample off road parking with access to the gated rear garden and detached garage. A convenient outside water supply is installed to the side of the property.

THE GRAND TOUR

Internally, a porch entrance greets you with a door to the main sitting room - finished with fitted carpet and a feature gas coal effect fire, with a front facing window for excellent natural light. A bedroom leads off, offering potential as a further reception room or dining space, complete with fitted carpet underfoot and front facing uPVC double glazed window. The inner hallway includes a built-in storage cupboard with doors to the main bedroom and shower room, along with the rear facing kitchen. Having been updated and modernised, the kitchen offers a cream high gloss range of kitchen units, including integrated cooking appliances, with an inset gas hob and built-in electric oven, with glass splashback and extractor fan. Wood effect work surfaces can be found with a bank of storage units, offering pantry style storage to one side, and integrated appliances including a fridge and washing machine. The main double bedroom sits adjacent with fitted carpet underfoot and a rear facing window overlooking the garden, with a full width range of built-in wardrobes completing the property. The shower room is finished with a white three piece suite including storage under the hand wash basin, with a shower cubicle and thermostatically controlled shower, tiled splash-backs and heated towel rail.

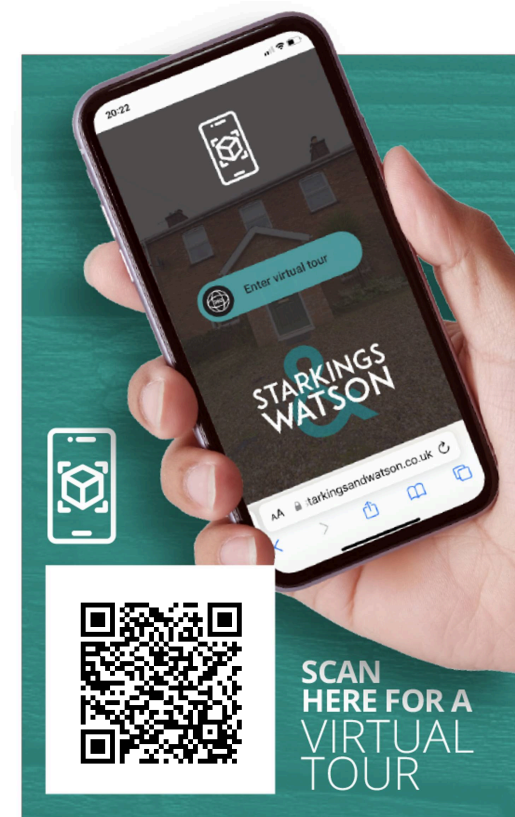
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst offering a range of patio seating, shingled areas and a central lawn. A wide variety of shrubbery and hedging runs down the left boundary and to the rear, offering seclusion and privacy, with a greenhouse and large timber built storage shed. Gated access leads to the driveway where the single garage can be found - accessed via an up and over door to front.





Approximate total area⁽¹⁾

565 ft²
52.5 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.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.