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OFFERS IN EXCESS OF

£350,000



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8 Daisy Way Acle, NR13 3DN

- BEAUTIFULLY PRESENTED
- SOUGHT AFTER DEVELOPMENT
- THREE BEDROOMS
- MODERN CONTEMPORARY STYLING THROUGHOUT
- DRIVEWAY WITH EV CHARGER
- NEARLY NEW DETACHED HOME
- 'OPEN-PLAN' KITCHEN DINER PACKED WITH APPLIANCES
- CONVENIENT FOR CITY CENTRE
- QUALITY FLOOR COVERINGS
- CORNER LOCATION

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION IN DETAIL

GROUND FLOOR

Entrance Hall

The second you walk over the threshold into this beautiful 'nearly new' family home you get that impression of quality and space. Enter through your part-glazed composite front door, your carpeted staircase leads you up to all first-floor rooms, there's radiator to keep you toasty warm and stunning 'wood effect' porcelain tiling has been laid underfoot. Oak doors lead you to your Cloakroom WC, Lounge and Kitchen ... simply kick off your shoes, hang up your coat and relax in your new home.

Lounge 4.26m x 3.55m (14' x 11' 8")

Your beautiful Lounge is bathed in natural daylight due to two uPVC sealed unit triple glazed windows, one to side and the other to front aspect. Fresh white décor, a radiator and the wood effect porcelain tiling extends through here too.

Cloakroom WC 1.74m x 0.90m (5' 9" x 2' 11")

Essential for the family is the downstairs Loo. Modern and contemporary with a suite comprising of a pedestal sink and low-level WC, porcelain tiled floor and radiator.

Kitchen Diner 5.71m x 3.00m (18' 9" x 9' 10")

The heart of any home is always in the Kitchen... and what a Kitchen this is! There are two zones to this stunning open-plan space, your cooking area and dining area.

On the kitchen side, a range of base and wall units are fitted to two walls complete Wirth modern contemporary handleless flat style doors and drawers and a square edge worktop tiled splashback over.

Packed with integrated appliances which include a gas hob with extractor over and oven below, tall fridge freezer, dishwasher and automatic washing machine.... All Bosch, while your polycarbonate one-and-a-half bowl sink is located under your uPVC sealed unit triple glazed window.

On the dining side, ample space is provided for your family dining suite, there's a radiator, inset spotlights in the ceiling and your French doors lead you outside and offer super views over your rear Garden. Your wood effect porcelain tiling also featured underfoot.

FIRST FLOOR

Landing

At the top of the stairs, your Landing has oak doors leading off to all first-floor rooms, your loft is accessed from here and there's a cupboard housing your 'combi' boiler.

Bedroom 1 3.68m x 2.82m (12' 1" x 9' 3")

Located at the front of the house, there's a uPVC sealed unit triple glazed window, radiator and fitted carpet.

Bedroom 2 3.66m x 2.90m (12' x 9' 6")

Located at the rear of the house, there's a uPVC sealed unit double glazed window with rear Garden views, radiator and fitted carpet.

Bedroom 3 2.81m x 2.42m (9' 3" x 7' 11")

The smallest of the three is still a good size. A uPVC sealed unit double triple window to rear aspect, fitted carpet and radiator.

Bathroom 2.80m x 2.61m (9' 2" x 8' 7") 'L' shaped, narrowing to 1.62m

Wallow in luxury in this beautiful Bathroom! A three-piece suite comprises of a panel bath with tiling, shower and glass screen over, a pedestal sink and low-level WC. An opaque uPVC sealed unit triple glazed window attracts plenty of daylight, ceramic tiling is laid to floor and a chrome heated towel rail radiator is also featured.

OUTSIDE

Front Garden & Driveway

Plenty of curb appeal here. Your brickweave driveway allows parking for two vehicles and extends to the side of the property where you will also discover an EV point and a gate leading onto your rear garden.

As you are located on a corner, you also benefit from a wrap around lawn and border packed with mature shrubs and plants.

Rear Garden

Garden is mainly laid to lawn, very private, it also features an attractive brick wall to and fence. There's also a patio adjacent to the back of the house, perfect for a barbecue or a spot of alfresco dining.

SUMMARY

Constructed in 2023, this 'nearly new' build has had many extras to suit the current owners. They have spared no expense on the fixtures and fittings such as the quality porcelain flooring downstairs and sumptuous carpets upstairs, the Kitchen packed with Bosch appliances and EV charging point on the Driveway.

Presented to a very high standard, this modern contemporary property could be your next dream home.

To arrange a private viewing, call us on the numbers on page one of this brochure.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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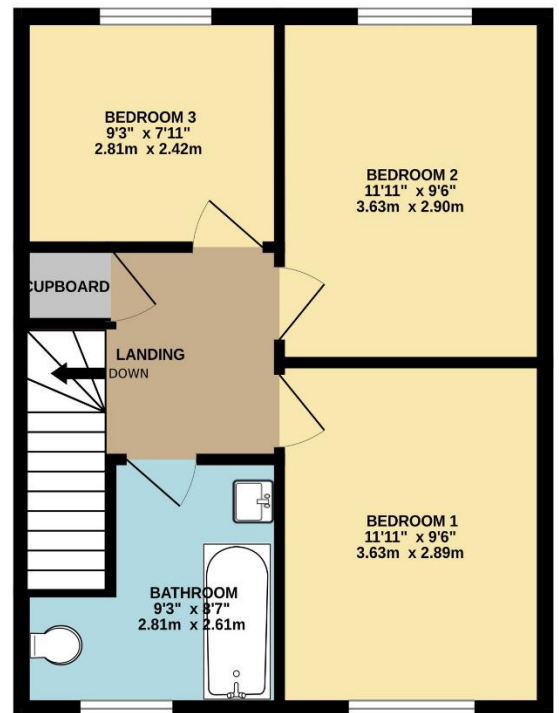
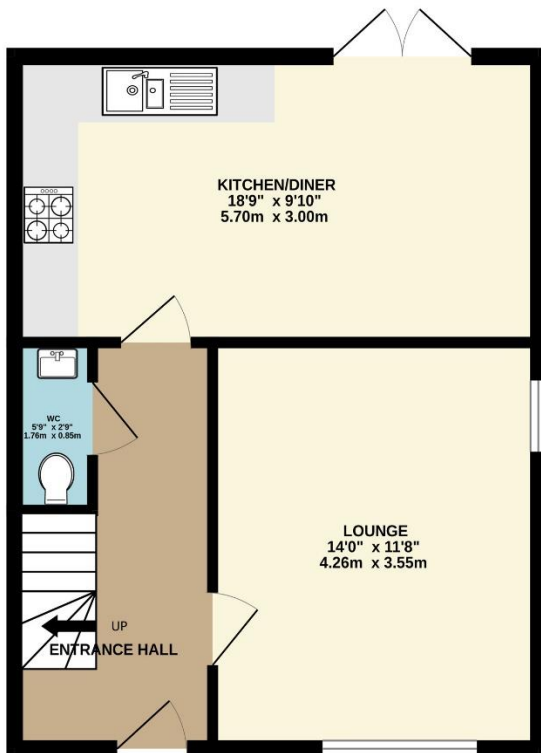
A BEAUTIFUL MODERN THREE BED DETACHED PROPERTY IN ACLE

Only three years old and located on a sought-after smaller development on the outskirts of the village of Acle stands this stunning 'nearly new' property. Your accommodation comprises of a spacious Hallway, light and bright Lounge, Cloakroom WC and super 'open-plan' Kitchen Diner which is packed with quality appliances on the ground floor, while upstairs, three good sized Bedrooms and Bathroom. The current owners have invested on quality fixtures and fittings such as porcelain tiling, sumptuous carpets, EV charging point and many more extras. **SO MANY QUALITY UPGRADES | TRIPLE GLAZING | OVER 891 sq ft of CONTEMPORARY LIVING | VILLAGE LIFE**

LOCATION & AMENITIES

Located on small 'new build' development of executive homes on the outskirts of Acle just off the A47, the fine city of Norwich is literally a 20 minute drive away. Acle itself boasts a thriving community with shops, leisure facilities, restaurants, public houses and train station is a short distance away. Only 9 miles from the coast and the beautiful Norfolk Broads. Good schools, Universities in Norwich and Lowestoft, a good public transport and the stunning Norfolk countryside is right on your doorstep.

Contact: The 'ONE ONLINE' Team | Mobile: 07787 436600 | e-mail: info@one-estates.co.uk



8 DAISY WAY, ACLE

TOTAL FLOOR AREA : 891 sq.ft. (82.8 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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