



Wherry Reach, Acle - NR13 3RJ



Wherry Reach

Acle, Norwich

NO CHAIN – MOVE STRAIGHT IN. This SEMI-DETACHED BUNGALOW is situated within a sought-after OVER-55'S RETIREMENT COMPLEX, offering a peaceful and secure lifestyle with the convenience of a MODERNISED INTERIOR ready for immediate occupation. The layout is COMPACT AND MANAGEABLE, boasting approximately 533 SQ. FT (STMS) of well-planned accommodation including 2020 replacement heating. The heart of the home is a 17' SITTING/DINING ROOM, bathed in natural light and featuring PATIO DOORS that seamlessly connect indoor living to the garden. The OPEN PLAN KITCHEN is equipped with INTEGRATED COOKING APPLIANCES, while the TWO BEDROOMS offer flexibility for guests or hobbies. A SPACIOUS WET ROOM with NON-SLIP FLOORING ensures safety and comfort, perfectly tailored to modern retirement living. Every detail has been considered for ease of use, from wide doorways to a practical single-level layout. The PRIVATE REAR GARDEN is the perfect spot to unwind or entertain, with a patio area directly accessible from the main living space. Residents benefit from well-tended communal grounds that create a tranquil setting, while RESIDENTS PARKING ensures convenience for both homeowners and visitors. The development is designed with security and community in mind,

offering peace of mind and a welcoming atmosphere, alongside bookable VISITORS ACCOMMODATION and a RESIDENTS LOUNGE.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain - Move Straight in!
- Over 55's Retirement Complex
- Updated & Modernised Interior Ready for Occupation
- Compact & Manageable Interior with 533 Sq. ft (stms) of Accommodation
- 17' Sitting/Dining Room with Patio Doors to the Garden
- Open Plan Kitchen with Integrated Cooking Appliances
- Two Bedrooms & Spacious Wet Room with Non-Slip Flooring
- Residents Parking & Private Low Maintenance Rear Garden

This sought after location in the charming market town of Acl nestled on the River Bure in the Norfolk Broads offering a unique blend of rural tranquility and convenient access to both Norwich and Great Yarmouth, 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, pubs, eateries, and schools up to Secondary level as well as a weekly market. Various activities including tennis, bowls club and a social club can be found locally, as well as a range of activities for retirees such as lunch clubs, arts and crafts, and library.

SETTING THE SCENE

The development is centred around the residents parking, whilst the property is tucked to one corner, with lawned front gardens and a pathway taking you to the front door. A bin store and shingled beds can be found, along with a gate to the gardens.

THE GRAND TOUR

Once inside, the hall entrance greets you with wood effect flooring underfoot, and two useful built-in storage cupboards. The wet room sits to the right hand side, with a three piece suite including storage under the hand-wash basin, a raised W.C and wall mounted electric shower with aqua-board splash-backs. The two bedrooms are finished with fitted carpet and uPVC double glazing, with the main bedroom including a full width range of wardrobes. Fully open plan, the sitting room is centred on a feature fire place with wood effect flooring, and sliding patio doors taking you to the garden. An opening to the kitchen allows seamless movement, with the kitchen neatly arranged in a u-shape for ease of use. Integrated cooking appliances include an inset electric ceramic hob with an extractor fan and built-in eye level electric oven. Ample cupboard space can be found with tiled splash-backs, and space for a washing machine and fridge freezer.

FIND US

Postcode : NR13 3RJ

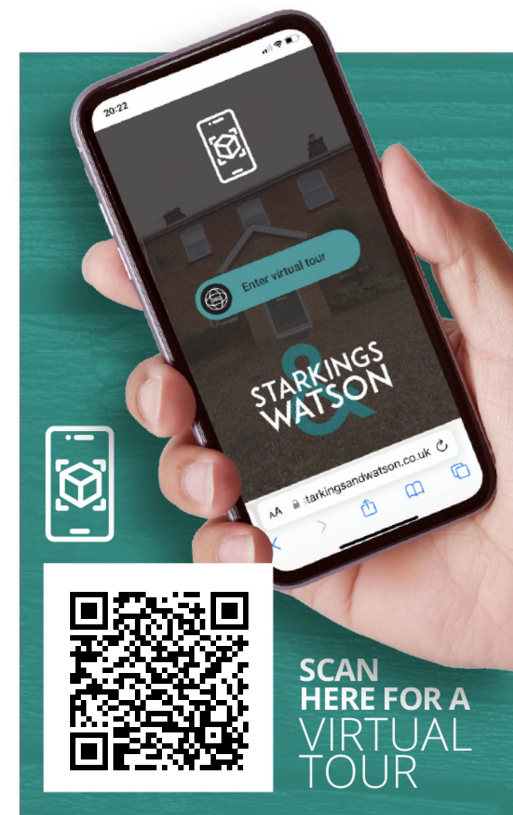
What3Words : ///shampoo.overruns.score

VIRTUAL TOUR

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

AGENTS NOTES

The property is offered with the remaining 87 year lease. Monthly service charges in the region of £288 PCM include regular window cleaning, gardening, gutter cleaning, any external painting and buildings insurance. The property offers a pull cord emergency alarm system, and part-time on-site warden. An annual ground rent is due at £246 PA.

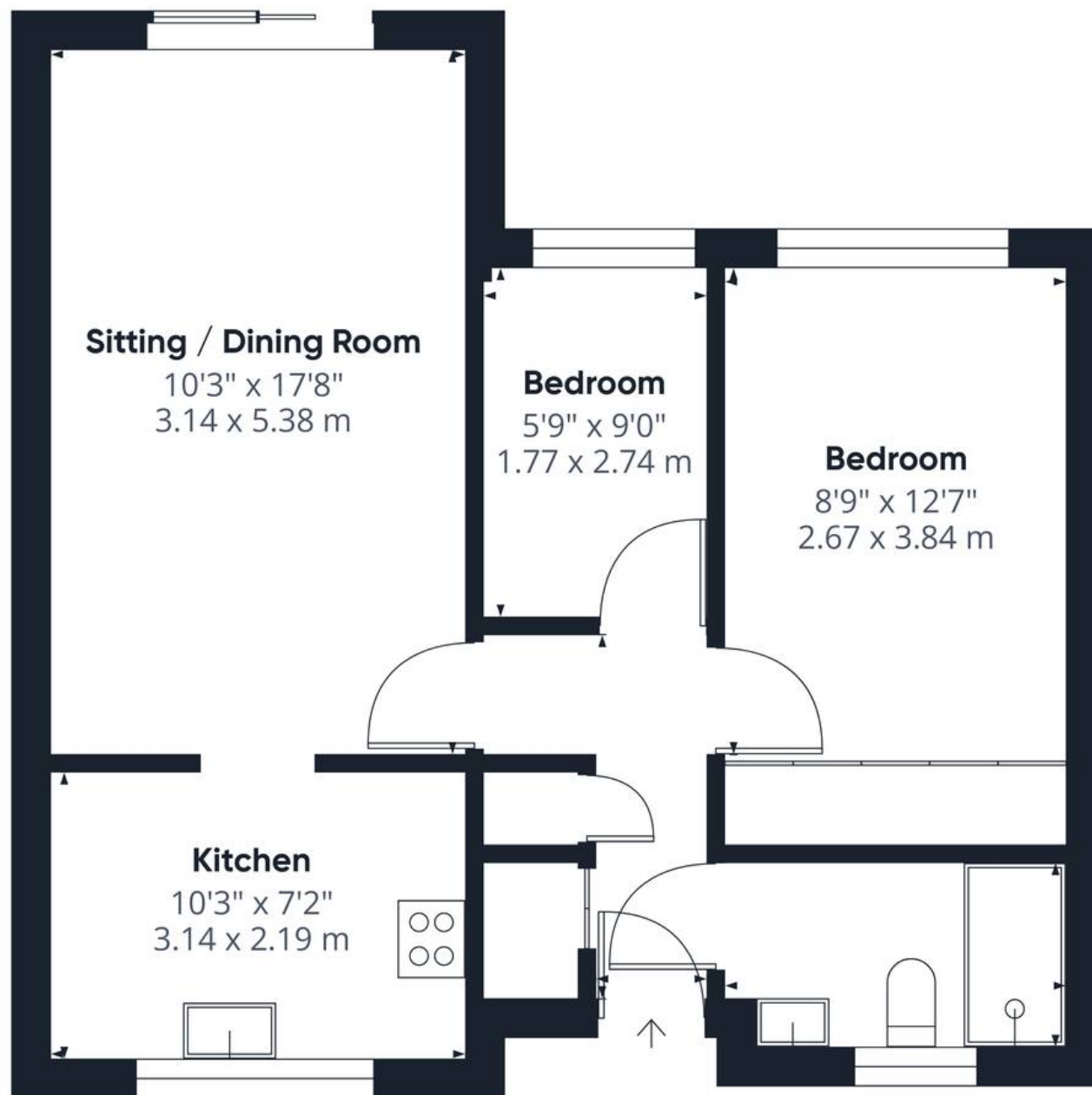




THE GREAT OUTDOORS

Designed for ease of maintenance, the gardens are laid to patio, and include brick built raised beds. A variety of mature planting can be found, with enclosed timber fenced borders. A low level timber fence and gate lead to the communal side access.





Approximate total area⁽¹⁾

533 ft²

49.5 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.