



Mardling Run, Acle - NR13 3JR

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Mardling Run

Acle, Norwich

This WELL PRESENTED semi-detached home is TUCKED AWAY on the OUTSKIRTS of ACLE, with OPEN PLAN LIVING, a well proportioned garden, and OFF ROAD PARKING. Walking straight into the SITTING ROOM, this light and bright room offers seating and dining space, with the MODERN KITCHEN beyond. Stairs lead up to the landing, with TWO DOUBLE BEDROOMS and the family bathroom, with a SHOWER over the bath. Finished with a NEUTRAL DECOR, uPVC double glazing and gas fired CENTRAL HEATING, the property is ready to move in! The rear GARDENS are laid to LAWN, with a PATIO SPACE and double gates to the driveway.



Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

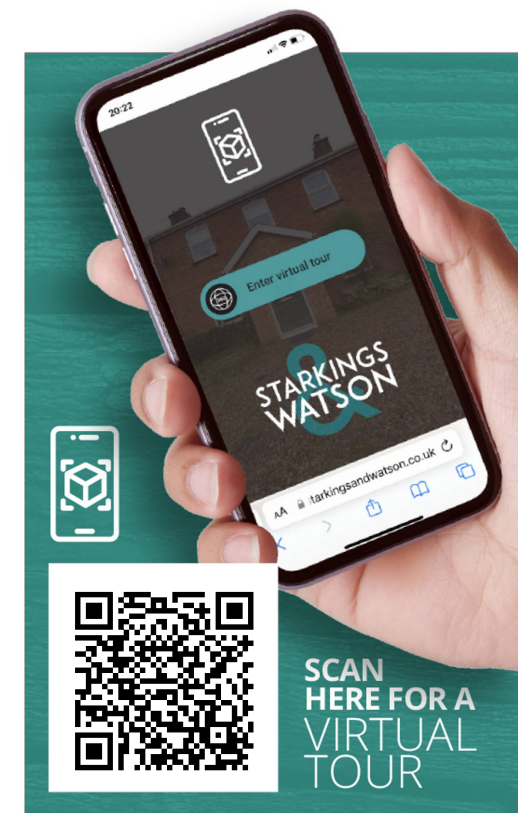
- Semi Detached House
- Two Double Bedrooms
- Off Road Parking
- Newly Renovated Throughout
- Bath With Shower Over
- Enclosed Secure Rear Garden
- Close To Local Amemities
- Quiet Location



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.

VIRTUAL TOUR

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



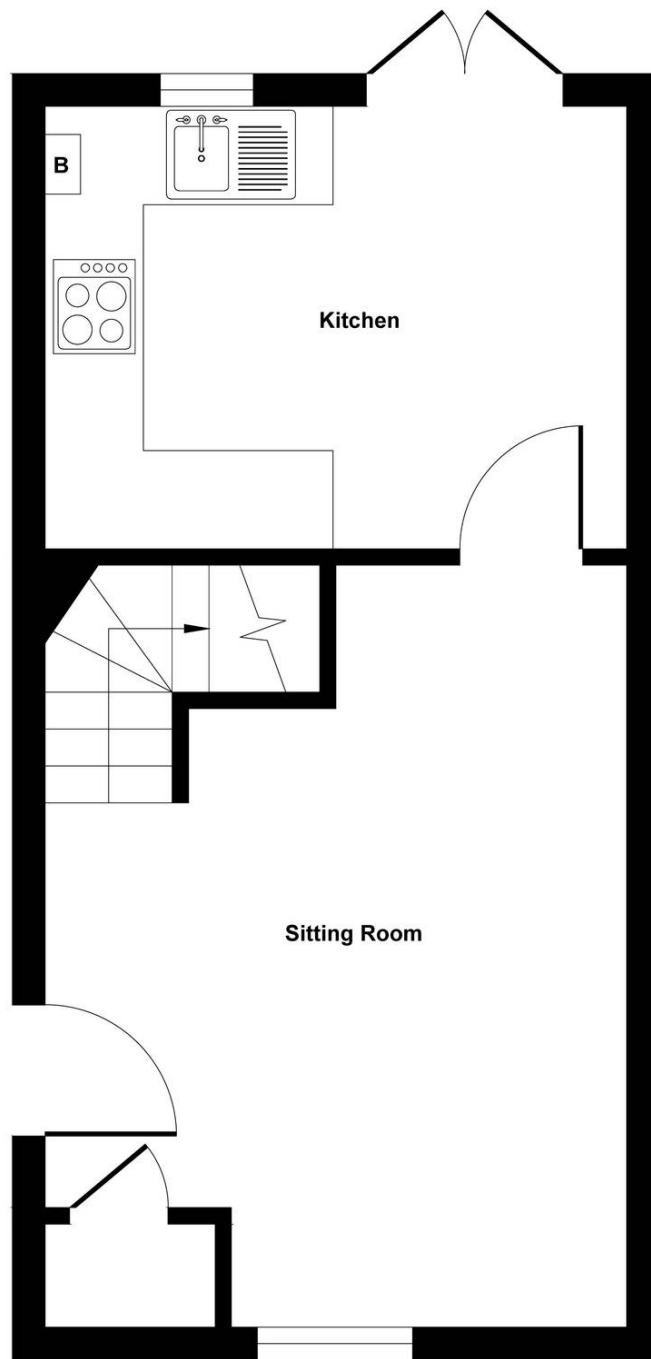




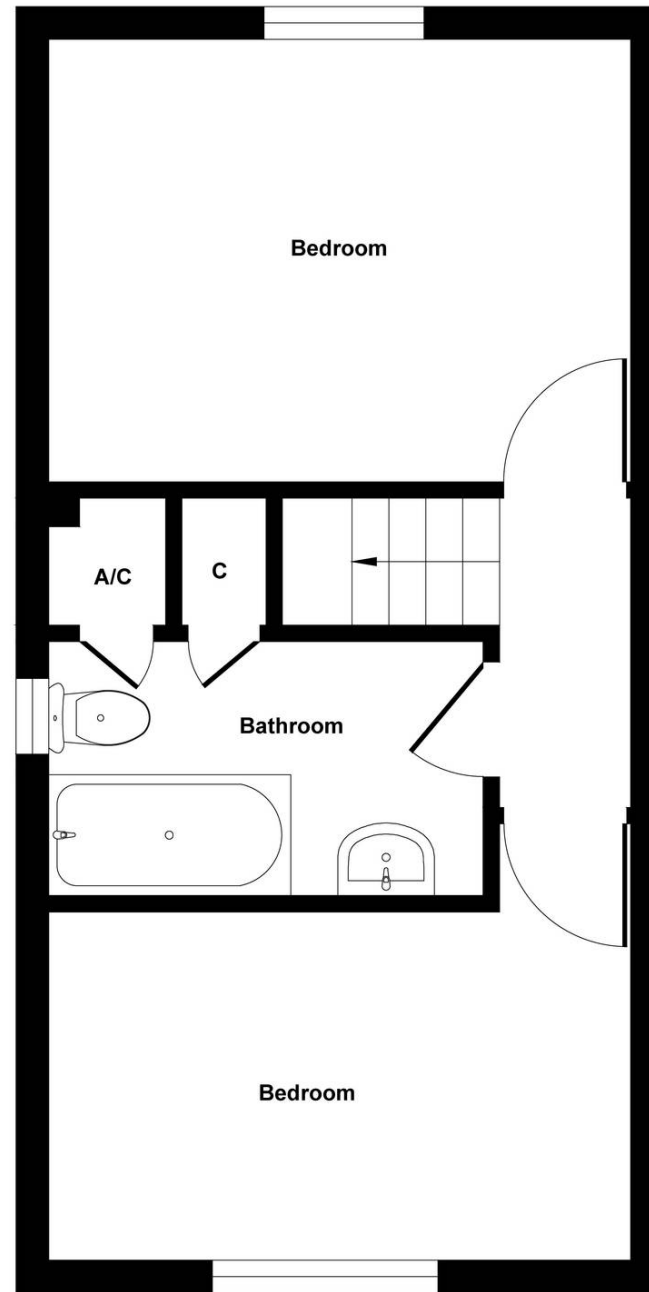
THE GREAT OUTDOORS

The rear garden is fully enclosed with Panel fencing and double gates. Mainly laid to lawn, there is also a tiled patio perfect for alfresco dining and enjoying the warmer weather.





Ground Floor
Approximate Floor Area
293 sq. ft



First Floor
Approximate Floor Area
293 sq. ft

Approx. Gross Internal Floor Area 586 sq. ft



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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.