



Oaks Lea, Acle, Norwich, NR13 3FA

welcome to

Oaks Lea, Acle, Norwich

Spacious four-bedroom detached family home featuring an impressive 28ft kitchen/dining room, lounge, study, utility room, two en-suites, family bathroom and detached garage. Approx. 1,548 sq. ft. of versatile living space.



Description

This attractive detached family home offers approximately 1,548 sq. ft. of well-planned and versatile accommodation, perfectly suited to modern family living.

A welcoming entrance hall provides access to a spacious lounge, measuring over 15ft in length, creating an ideal setting for both everyday relaxation and entertaining guests. The true heart of the home is the impressive open-plan kitchen/dining room, extending to over 28ft, offering generous space for cooking, dining and socialising. Further ground floor accommodation includes a practical utility room, convenient cloakroom/WC and a separate study, ideal for those working from home or seeking additional flexible living space.

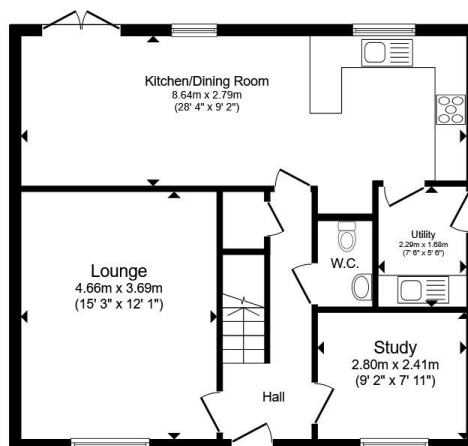
The first floor comprises four well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a private en-suite shower room, while the second bedroom also enjoys en-suite facilities, providing excellent convenience for family members or guests. Bedrooms three and four are served by a modern family bathroom, completing the first-floor layout.

Outside, the property is further enhanced by a detached garage measuring approximately 17ft x 9ft, offering useful storage or workshop potential alongside off-road parking. Combining generous living areas, practical family-friendly features and excellent bedroom accommodation, this well-presented home offers the perfect balance of comfort, functionality and space for contemporary lifestyles.

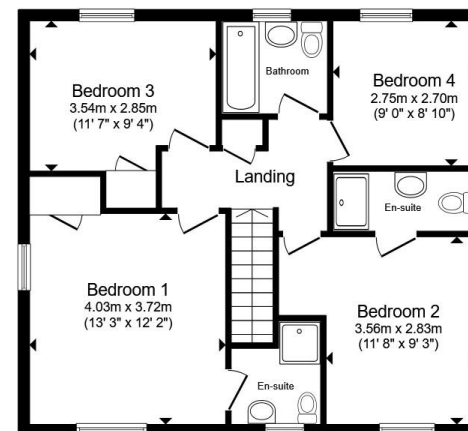
Agent's Note

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

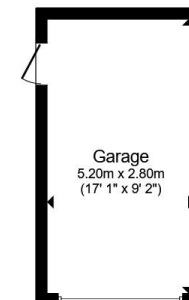
2) Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 143.8 m² (1,548 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Oaks Lea, Acle, Norwich

- Four Bedroom Detached Family Home
- Impressive 28ft open-plan Kitchen/Dining Room
- Principal and Second Bedrooms with En-suite facilities
- Separate Study, Utility Room and ground floor WC
- Detached Garage with versatile storage and parking space

Tenure: Freehold EPC Rating: A

Council Tax Band: E

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR145007 - 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.

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