

Aldreds
Estate Agents

4, Old Foundry Court Old Road, Acle, NR13 3QG

£239,000

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Acle, Norwich, NR13 3QG

- Convenient Central Location
- Enclosed Garden with Southerly Aspect
- Recently Refitted Kitchen
- Generous Lounge Diner & Conservatory
- Popular Broadland Village
- Spacious Accommodation
- Three Bedrooms
- Gas Central Heating
- Modern Terraced House
- No onward chain



Aldreds are delighted to offer this conveniently located, modern three bedroom house, situated in the much sought after Broadland village of Acle. This deceptively spacious property offers accommodation including an entrance porch, lounge/diner, conservatory, a recently refitted kitchen/breakfast room, ground floor cloakroom, three bedrooms and bathroom. The property further benefits from gas fired central heating, parking, an enclosed garden with a Southerly aspect and an integral garage. Early internal viewing is highly recommended to appreciate this well presented modern home. No onward chain.





Entrance Porch

Part glazed entrance door, window to front aspect, radiator, telephone point, door giving access to;

Lounge/Diner 19'1" x 10'7" (5.84m x 3.23m)

Door to inner hallway, radiator, power points, television point, windows to front aspect, glazed French doors leading to;

Conservatory 9'1" x 8'0" (2.77m x 2.46m)

Of a timber construction on a brick built base with a pitched Polycarbonate roof with glazed French doors leading to garden, power points, television point, radiator.

Inner Hall

Stairs to first floor landing with under stair cupboard, thermostat, doors leading off;

Cloakroom

Low level w.c., pedestal hand wash basin, ventilation.



Kitchen/Breakfast Room 10'4" x 9'8" (3.15m x 2.95m)

Window to rear aspect, part glazed composite door to rear, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, integrated electric oven and gas hob, stainless steel extractor, plumbing for dishwasher, power points, telephone point, breakfast bar, radiator, door giving access to garage.

First Floor Landing

Loft access, power point, doors leading off;

Bedroom One 12'5" x 11'8" (3.8m x 3.56m)

Window to rear aspect, radiator, power points, television point.

Bedroom Two 10'7" x 8'3" (3.25m x 2.54m)

Window to front aspect, radiator, power points.

Bedroom Three 10'2" x 6'11" (3.12m x 2.11m)

Window to rear aspect, radiator, power points.

Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road, as the road bears round to the left onto The Street, turn immediately right and follow the road round to the right onto Old Road where Old Foundry Court can be found almost immediately on the left hand side before reaching the Olive Tree Take Away.



Bathroom
Obscure glazed window to rear, tiled flooring, radiator, white suite comprising of panelled bath with tiled surround, low level w.c., pedestal hand wash basin with tiled splash back, tiled shower cubicle, ventilation.

Integral Garage 16'2" x 8'3" (4.93m x 2.54m)
Electrically operated up and over door, power, lighting, wall mounted gas fired combination boiler for hot water and central heating, a range of fitted cupboards, plumbing for washing machine.

Outside
The property is approached with vehicular access to the rear of the property with parking space for one car and access to garage. To the front of the property is a pleasant enclosed garden, decked and brick weaved with external lighting, timber garden shed, a gate gives convenient pedestrian access towards The Street in the centre of the village.

Tenure
Freehold.

Services
Mains water, electric, drainage and gas.

Council Tax
Broadland District Council - Band: B.

Location
Acle is an attractive village, known as 'The Gateway to The Broads', situated almost midway between Great Yarmouth and the fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, indoor bowling centre and playing fields, health centre, library, veterinary surgery, public houses, primary & high schools, boat dyke connecting to the River Bure and regular bus and railway services operating to Great Yarmouth approximately 8 miles away and the City of Norwich approximately 11 miles away.

Reference
PJL/S9950





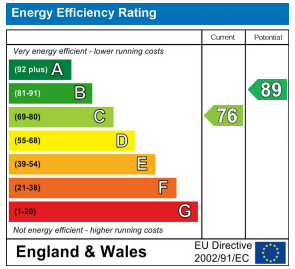
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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