



Damgate Lane, Acle - NR13 3DH



Damgate Lane

Acle, Norwich

NO CHAIN. Dating back to the LATE 1800's, this CHARMING SEMI-DETACHED COTTAGE offers approximately 953 Sq. ft (stms) of accommodation, presenting an exciting opportunity to MODERNISE and create a wonderful home full of character. Ideally positioned within WALKING DISTANCE of the TRAIN STATION and VILLAGE CENTRE, the property combines period charm with everyday convenience. A welcoming PORCH ENTRANCE leads into the DINING ROOM, where a FEATURE FIREPLACE provides a central focal point, with the comfortable SITTING ROOM beyond offering an ideal space to relax. The INNER HALL provides access to the fitted KITCHEN, a convenient GROUND FLOOR W.C, and a CONSERVATORY overlooking the rear garden, extending the living accommodation during the warmer months. Upstairs, TWO DOUBLE BEDROOMS provide well-proportioned accommodation, served by a FAMILY BATHROOM with a SHOWER over the bath. The property benefits from ELECTRIC STORAGE HEATING and offers excellent scope for redecoration and updating to suit modern tastes.



Outside, the generous SOUTH FACING REAR GARDEN is filled with MATURE PLANTING and established greenery, offering a fantastic blank canvas for keen gardeners or those looking to create an impressive outdoor entertaining space. Subject to the installation of a DROPPED KERB (stp), there is also potential to create OFF-ROAD PARKING to the front of the property.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Semi-Detached Cottage with Potential (stp)
- Approx. 953 Sq. ft (stms)
- South Facing Gardens
- Walking Distance to Train Station & Village Centre
- Potential for Off Road Parking to Front (stp)
- Two Double Bedrooms
- W.C & Family Bathroom with Shower

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.



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

With potential for off road parking to front, the property sits back from the road with an array of mature planting and shrubbery - offering huge potential for a new purchaser. Gated access can be found to the side of the property, with a footpath taking you to an entrance door.

THE GRAND TOUR

Heading inside, the porch entrance offers the ideal meet and greet space with a solid wood latch and brace door taking you to the dining room beyond - complete with fitted carpet and a featured brick built fireplace. Garden views can be enjoyed to the rear, with a door taking you to the inner hallway and adjacent sitting room, with an opening to the adjacent sitting room complete with a front facing window and feature a brick built fireplace. Fitted carpet continues to flow underfoot with the electric fuse box located to the front hand wall and a timber beam above. The inner hallway includes stairs to the first landing with storage space below, then an opening taking you to the rear facing kitchen and a door to the ground floor WC - complete with a two piece suite, tiled splash-backs and front facing window. The kitchen offers a u-shaped arrangement of wall and base level units, with space for an electric cooker, tiled splash-backs, rear facing window and door to the adjacent conservatory - offering extensive living space in the summer months with full height windows and sliding patio doors to rear.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and rear facing window with doors taking you to the two double bedrooms and family bathroom. The main bedroom sits to the far end of the hallway with the front facing window and fitted carpet. The second bedroom also faces to front with ample space for wardrobes. The family bathroom completes the property with a white two piece suite including an electric shower over the bath, tiled splash-backs and built-in storage cupboard.

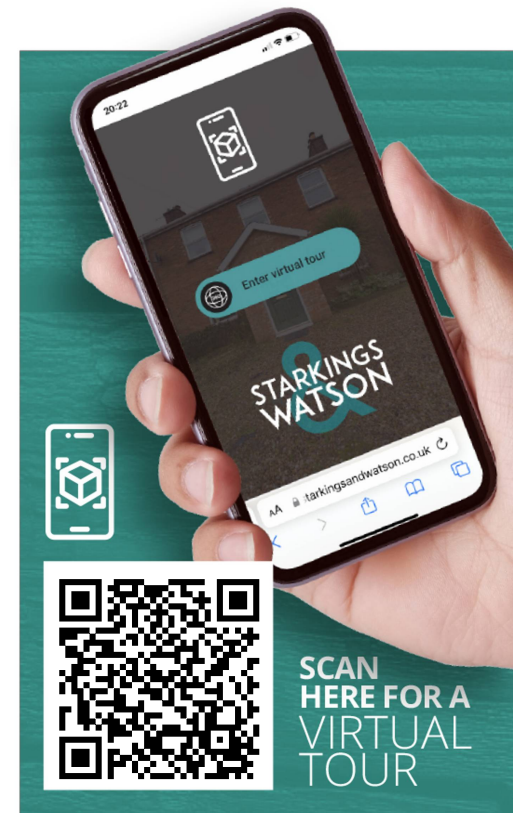
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VIRTUAL TOUR

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



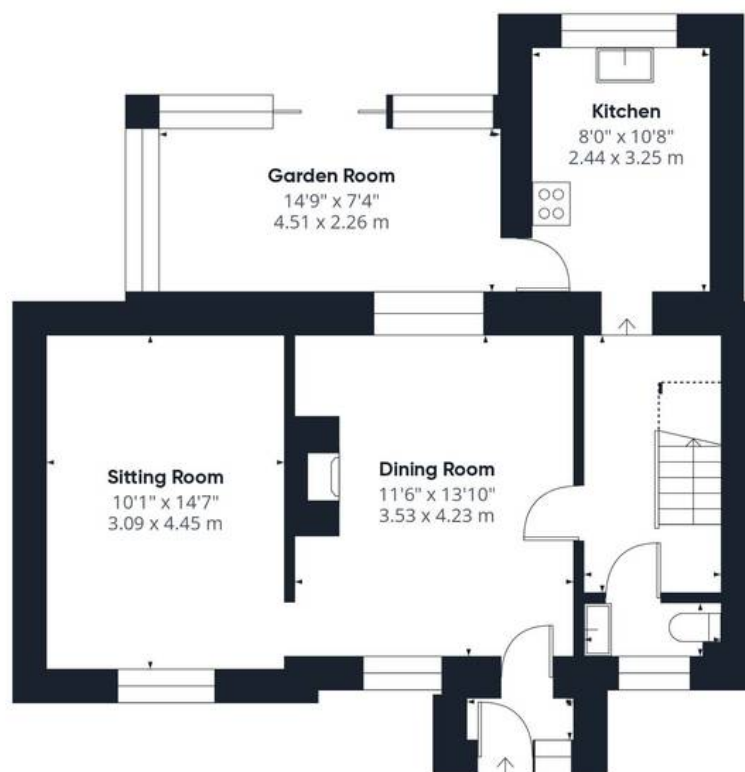




THE GREAT OUTDOORS

The rear garden is non-overlooked to the rear, complete with a wide variety of mature planting and shrubbery, enclosed with timber panel fencing. An area of lawn can be found within the raised section of the garden, along with a useful storage shed - requiring some remedial works. A patio seating area extends from the conservatory patio doors, to the side of the property where gated access leads to the front driveway and gardens.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

957 ft²

88.9 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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