

Aldreds
Estate Agents



Tall Trees Pyebush Lane, Acle, Norwich, NR13 3QZ

£550,000





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Acle, Norwich, NR13 3QZ

- Attractive Period Detached House
- Three Receptions
- Gas Fired Central Heating
- Delightful Mature Gardens
- Desirable Location within the Village
- Four Bedrooms
- High Quality Fitted Kitchen
- Spacious Driveway Parking With Double Garage
- Close to Local Amenities
- Sought After Broadland Village

Aldreds are delighted to offer this detached, period property located in a great position within the popular Broadland village of Acle, close to all the local amenities. Presented in excellent order throughout, this spacious family home offers accommodation including an entrance hall, dining room, kitchen, lounge, garden room, ground floor cloakroom, four first floor bedrooms and a shower room.

The property benefits from gas fired central heating, a high quality fitted kitchen with Quartz worksurfaces, delightful mature and private gardens, a spacious 'In and Out' style driveway and a double garage. Internal viewing is highly recommended to appreciate this established village property on one of the more desirable roads within the village.



Entrance Porch

Double entrance doors with glazed side panels, tiled flooring, radiator, part glazed door to:

Hallway

Window to side aspect, stairs to first floor landing with under stair cupboard, power points, radiator, thermostat for central heating, doors leading off;

Dining Room 11'11" extending to 15'3" into bay x 9'10" (3.65m extending to 4.67m into bay x 3.02m)

Front facing bay window, radiator, power points, television point, telephone point.

Lounge 21'9" x 11'10" extending to 15'1" into bay (6.65m x 3.61m extending to 4.61m into bay)

A spacious double aspect room with windows to side and rear, bay window to the side aspect, two radiators, power points, two television points.

Kitchen 18'4" at max x 10'5" (5.6m at max x 3.2m)

Window to rear aspect, range of high quality fitted kitchen units with Quartz work surfaces, inset stainless steel double sinker drainer with mixer tap, plumbing for washing machine and dishwasher, cupboard housing gas fired combination boiler for hot water and central heating, integrated electric oven, microwave, ceramic hob, extractor, inset LED ceiling lighting, open plan access to;





Garden Room 16'11" x 11'4" (5.16m x 3.47m)

A wonderful garden facing space with a vaulted ceiling with remote electrically operated Velux roof lights and inset LED ceiling lighting, windows to side, rear and front aspects, French doors leading to rear garden, radiator, power points, television point, door to;

Cloakroom

With obscure glazed window, fitted units with mounted hand wash basin with mono bloc tap, tiled splash back, low level w.c., heated towel rail.

First Floor Landing

Window to side aspect, loft access (with light), power points, radiator, doors leading off;

Bedroom 1 11'11" x 11'10" (3.65m x 3.62m)

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

Bedroom 2 12'0" x 9'11" (3.66m x 3.04m)

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

Bedroom 3 11'9" x 8'10" (3.59m x 2.7m)

Windows to side and rear aspect with a superb view across the Acle recreation ground and cricket pitch, radiator, power points, television point.

Bedroom 4 8'5" x 7'1" (2.59m x 2.16m)

Window to side aspect, radiator, power points.

Directions

On reaching the Acle roundabout on the A47, proceed towards the village centre into New Road. Continue to where the road bears round to the left on to The Street, turn immediately right proceeding towards the end of The Street at the crossroads with Brideway Lane and Pyebush Lane. Proceed straight across the crossroads into Pyebush Lane where the property can be found towards the end on the right hand side.



Shower Room 10'7" reducing to 7'0" x 8'9" (3.24m reducing to 2.15m x 2.67m)

Side facing obscure glazed window, radiator, a range of fitted units housing a hand wash basin, low level w.c., tiled splash back, panelled double size shower cubicle with fixed shower screen, ventilation, radiator, vanity mirror with integrated shaver point and illumination.

Outside

The property occupies a generous plot in this desirable position with a spacious 'in and out' style shingled driveway extending to the side of the property and leading onto the;

Double Garage 21'3" x 19'5" (6.5m x 5.93m)

Two front facing up and over doors, side service door, windows to side and rear aspect, power and lighting.

Gardens

The property offers mature gardens, beautifully landscaped and planted by the current owners with an array of mature shrubbery and planting including fruit trees. The garden offers a high degree of privacy, is laid to lawn with a Rhino greenhouse, garden shed, decked seating area, natural pond and a gate giving pedestrian access to the recreation centre complex to the rear of the property.

Adjoining Outbuilding 10'11" x 4'10" (3.34m x 1.49m)

Windows to front and side aspects, power points.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

Broadland District Council - Band: 'E'

Location

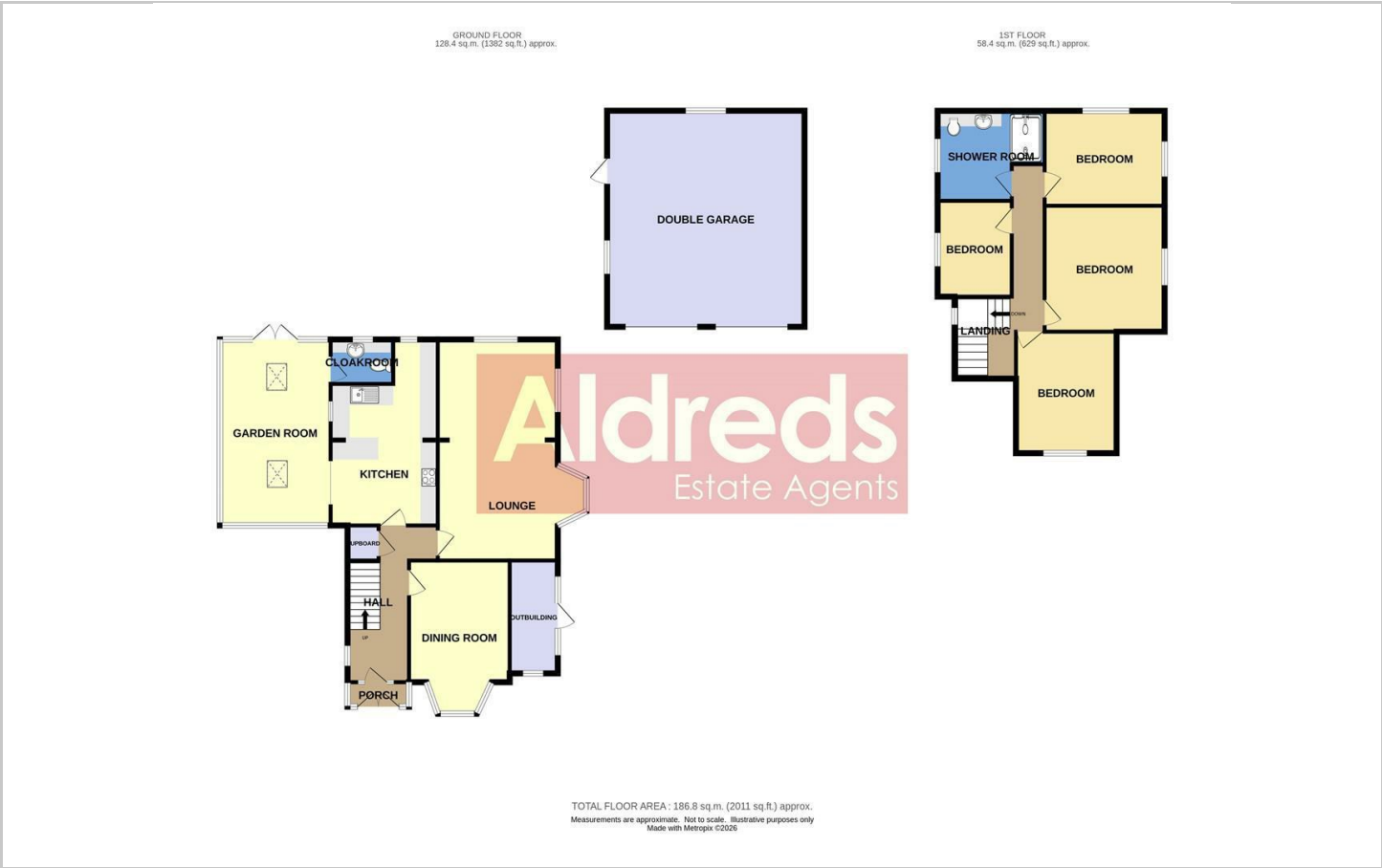
Acle is an attractive village, known as 'The Gateway to The Broads', situated almost midway between Great Yarmouth and the fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, social club, indoor bowling centre and playing fields, health centre, library, veterinary surgery, public houses, allotments, primary & high schools, a 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/S10081



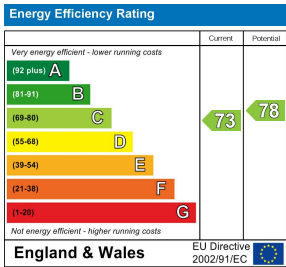
Floor Plans



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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