

**Aldreds**  
Estate Agents



Woodend 7 Damgate Lane, Acle, NR13 3DH

£495,000









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# Woodend 7 Damgate Lane

Acle, Norwich, NR13 3DH

- Spacious Detached Cottage
- Three Bedrooms Including Master En Suite
- Impressive Kitchen/Diner With Aga
- Delightful Mature Gardens With Wooded Back-Drop
- Offered With No Onward Chain
- Beautifully Presented Throughout
- Over 1700 Sq Ft of Accommodation inc Three Reception Rooms
- Gas Fired Central Heating
- Sought After Broadland Village
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this delightful detached cottage situated in the sought after Broadland village of Acle. This deceptively spacious home has been previously extended to create generous accommodation including an entrance hall, kitchen/dining room, sitting room, snug/study, lounge, conservatory, bathroom and three bedrooms, including an impressive 5.22m garden facing master bedroom with en-suite bathroom.

The property offers sealed unit double glazed windows, gas fired central heating and an Aga in the kitchen.

A particular feature of the property is the wonderful mature garden with a wooded back-drop. Early internal viewing is highly recommended to appreciate this characterful home, which is offered with no onward chain.



## Entrance Hall

Part glazed entrance door, tiled flooring, open access to kitchen/dining room, door giving access to;

## Sitting Room 14'2" x 10'6" (4.33m x 3.21m)

Two windows to front aspect, radiator, power points, wall lighting, under stair cupboard, Inglenook fireplace with exposed brickwork and pamment tiled hearth with a wood burning stove, door giving access to;

## Snug/Study 10'2" x 8'8" (3.11m x 2.66m)

Under stair cupboard, radiator, power points, range of fitted shelving, door to inner hall, two steps and open plan access leading down to;

## Lounge 17'1" x 13'3" (5.22m x 4.06m)

Window to side aspect, radiator, power points, picture wall lighting, glazed French doors to;

## Conservatory 13'4" x 10'5" (4.07m x 3.18m)

Offering a wonderful garden view. Of a timber construction on a brick built base with a pitched glazed roof, glazed French doors to rear garden, tiled flooring, radiator, power points.







**Kitchen/Dining Room 23'7" x 11'5" reducing to 6'5" (7.2m x 3.49m reducing to 1.98m)**

A spacious triple aspect room with windows to front, side and rear, tiled flooring, exposed ceiling beam, a range of fitted Shaker style kitchen units with solid wood work surface, tiled splash back with inset ceramic sink with mixer tap and filtered water tap, power points, television point, telephone point, brick built Inglenook fireplace housing an Aga with timber beam over, pantry cupboard, radiator, door to;

**Utility Room 5'1" x 4'9" (1.56m x 1.45m)**

Pamment tiled floor, fitted solid wood work surface, power points, plumbing for washing machine, wall mounted cupboard and gas boiler for hot water and central heating, hot water to side, door giving access to;

**Cloakroom**

Pamment tiled floor, low level w.c., pedestal hand wash basin with tiled splash back, ventilation, radiator.

**First Floor Landing**

Window to side aspect, two radiators, power points, airing cupboard, doors leading off;

**Master Bedroom 17'1" x 13'3" (5.22m x 4.06m)**

A spacious double aspect bedroom with windows to side and rear allowing a wonderful view across the back garden to a wooded backdrop, radiator, power points, fitted wardrobes, television point, loft access, door giving access to;

## Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road, proceed as the road turns to the left into The Street and continue turning left on the bend opposite the Church onto Reedham Road. Continue under the underpass and turn left into Damgate Lane, where the property can be found on the left hand side.





### En-Suite Bathroom 9'1" x 8'2" (2.79m x 2.5m)

Panelled corner bath with tiled surround, tiled shower cubicle, pedestal hand wash basin with tiled splash back, low level w.c., two heated towel rails, ventilation, loft access.

### Bedroom 2 15'0" x 11'3" (4.59m x 3.44m)

Window to front aspect, radiator, telephone point, power points, built-in cupboard.

### Bedroom 3 12'9" x 8'7" (3.9m x 2.62m)

Window to front aspect, radiator, power points, built-in cupboard.

### Bathroom 12'9" x 6'5" at max (3.9m x 1.96m at max)

Obscure glazed window to side aspect, pedestal hand wash basin with tiled splash back, bidet, panelled p-shaped bath with tiled surround and shower over, radiator.

### Outside

There is a brick weave and shingle driveway to front and side of property with double gates leading to the rear. A particular feature of the property is the stunning rear garden, beautifully landscaped with a variety of mature planting, sloping down towards a wooded back-drop, half way down the garden is a wonderful platformed wooden deck with pathway and steps leading beyond to the bottom of the garden, where there are two timber garden sheds.

### Tenure

Freehold.

### Services

Mains water, electric, gas and drainage.

### 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, 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/S9972

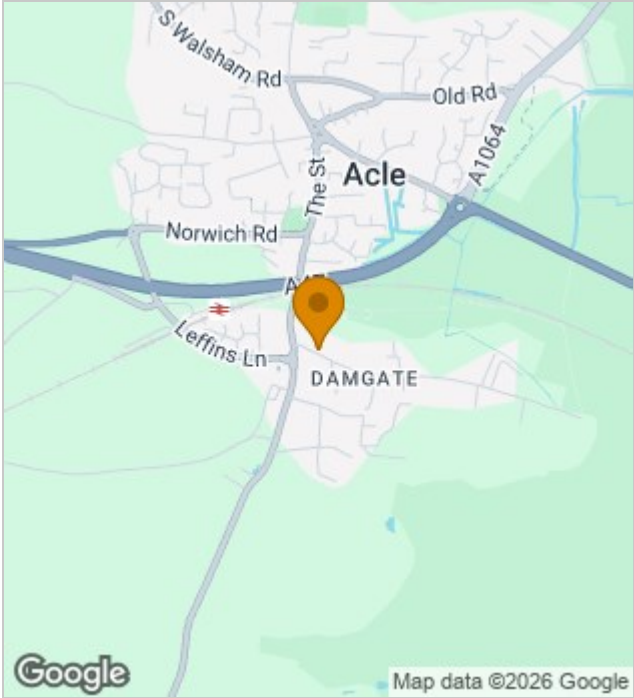




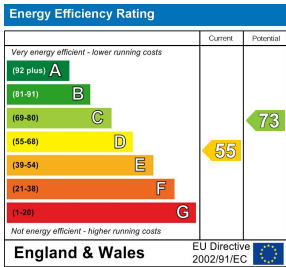
Floor Plans



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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