

Aldreds
Estate Agents



82 St. Edmunds Road

Acle, NR13 3BP

£250,000



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Acle, Norwich, NR13 3BP

Aldreds are delighted to offer this well presented semi detached bungalow, located in a convenient position within the popular Broadland village of Acle which offers excellent transport links and good local amenities. This well presented property offers spacious accommodation including an entrance hall, lounge, kitchen/diner, conservatory, two bedrooms, walk-in store and a shower room. The property offers gas fired central heating, uPVC sealed unit double glazed windows, driveway parking, an enclosed carport and garage. Early internal viewing is highly recommended to appreciate this nicely located property which is offered with no onward chain.

Entrance Hall

Part obscure glazed uPVC entrance door, power points, telephone point, radiator, central heating control, loft access, doors leading off;

Store

5'5" x 2'7" (1.66m x 0.8m)

Side facing obscure glazed window, fitted shelving, power point.

Lounge

15'8" x 11'10" (4.78m x 3.63m)

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

Kitchen/Diner

13'7" x 11'10" reducing to 9'11" (4.16m x 3.63m reducing to 3.03m)

Rear inward facing window, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for washing machine, integrated electric double oven, ceramic hob and extractor, cupboard housing a wall mounted gas fired combination boiler for hot water and central heating, two further built-in cupboards, part glazed door giving access to;

Conservatory

23'0" m x 6'10" (7.03 m x 2.09m)

Of a uPVC sealed unit double glazed construction with a pitched Polycarbonate roof, wall lighting, power point, glazed French doors to rear garden and door giving access to enclosed car port to side.

Bedroom 1

10'11" x 10'0" (3.35m x 3.05m)

Window to front aspect, radiator, power points.





Bedroom 2 10'11" x 9'11" (3.33m x 3.04m)

Rear inward facing window, radiator, power points, a range of fitted wardrobes.

Shower Room 6'4" x 5'5" (1.95m x 1.66m)

Obscure glazed window to side aspect, part tiled walls, white suite comprising of low level w.c., pedestal hand wash basin and tiled shower cubicle with electric shower, radiator.

Outside

The property is approached via a spacious brick weaved driveway through double gates leading to the side of the property onto an;

Enclosed Car Port 18'6" x 9'6" (5.64m x 2.91m)

With front facing double doors, power and access to garage.

Garage 19'0" x 9'3" (5.81m x 2.84m)

With lighting, side service door, rear facing window, front facing up and over door.

Gardens

The property sits nicely off the road with a delightful front garden, shingled with a variety of well stocked shrubbery and planting to borders, to the rear is an enclosed low maintenance garden, mainly paved with a variety of shrubbery and planting to borders and close board panel fencing to boundaries.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

Broadland District Council - Band: C.

Location

Acle is an attractive Broadland village 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, 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

S9745/PJL



Floor Plan



Viewing

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

Disclaimer

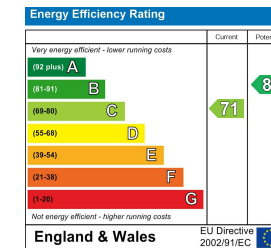
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Area Map



Energy Efficiency Graph



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