

Aldreds
Estate Agents



14 Damgate Close, Acle, Norwich, NR13 3DL

£280,000





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Acle, NR13 3DL

- Semi Detached Bungalow
- Dining Room/Bedroom Three
- Spacious Driveway Parking
- Generous Split Level Garden with Summerhouse
- Popular Broadland Village
- Two/Three Bedrooms
- Gas Fired Central Heating
- Garage
- Nicely Modernised Throughout
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this well presented semi detached bungalow situated in the sought after Broadland village of Acle. This well appointed property offers accommodation including a kitchen, inner hall, lounge, two bedrooms, en-suite WC, bathroom and a separate dining room/potential bedroom three. The property offers gas fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking and garage. A particular feature of the property is the generous garden, arranged over two levels with steps leading to a delightful raised garden area with summerhouse. Early internal viewing is highly recommended to appreciate.



Kitchen 11'5" x 9'10" (3.49m x 3.02m)

With side facing part obscure glazed composite entrance door, front facing window, a range of modern contemporary style kitchen units with work surface and tiled splash backs, sink drainer with mixer tap, integrated electric ceramic hob with extractor over, electric double oven, fridge, dishwasher and washing machine, inset LED ceiling lighting, radiator, open access to;

Inner Hallway

With loft access (loft housing a gas fired combination boiler for hot water and central heating), power points, doors leading off;

Lounge 14'9" x 12'7" (4.51m x 3.85m)

Window to front aspect, two radiators, power points, wall lighting, television point, electric log effect fire.





Dining Room/Potential Bedroom Three 12'8" x 10'5" at max (3.87m x 3.19m at max)

Velux roof light to rear aspect, airing cupboard, radiator, a range of fitted base and wall units, alcove fitted shelving and cupboards, television point, telephone point, wall lighting, archway and sliding door giving access to;

Bedroom 1 16'2" x 12'4" at max (4.94m x 3.78m at max)

With rear facing window and glazed French doors leading to rear garden, power points, door giving access to;

En-Suite Cloakroom

Low level w.c., hand wash basin within a fitted vanity unit, tiled splash back, inset shelving, radiator.

Bedroom 2 9'11" x 6'10" (3.04m x 2.1m)

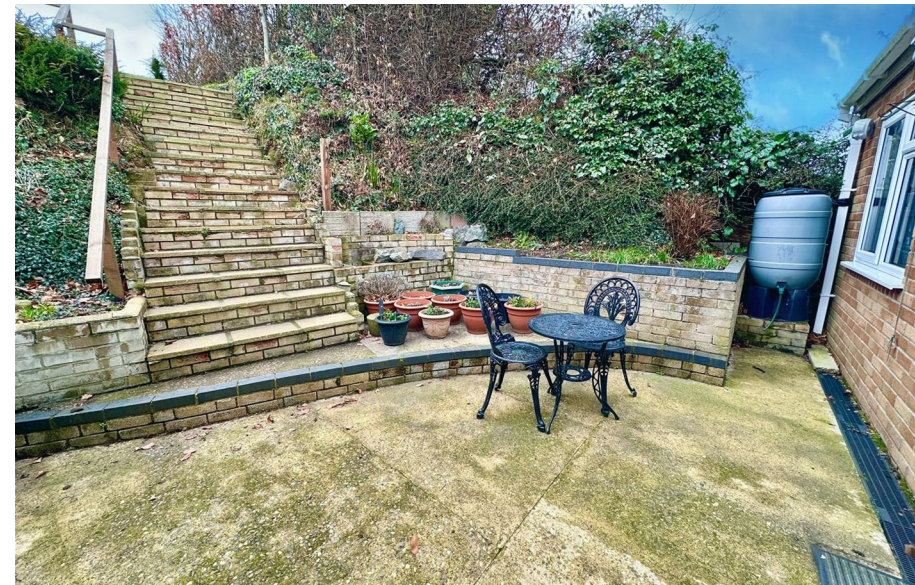
Currently used as a study with a glazed door giving access to the rear, radiator, power points, wall lighting,

Bathroom

Obscure glazed window to side aspect, fully tiled walls, white suite comprising of panelled P-shaped spa bath with electric shower over, range of fitted units with inset low level w.c. and hand wash with mono bloc tap, radiator, ventilation.

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, turn right into Damgate Close where the property can be found on the right hand side.



Outside

The property occupies a generous plot with vehicular access via a spacious brick weave driveway extending across the front of the property and additional driveway to the side leading onto;

Garage 20'9" x 11'0" (6.35m x 3.36m)

With front facing electric operated roller door, side service door, side facing window, power and lighting.

Gardens

A particular feature of the property is the generous rear garden, arranged over two different levels with a patio area directly to the rear of the property and steps leading to a further raised lawned garden with greenhouse, garden shed and summerhouse, external lighting and water supply.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

Broadland District Council - Band: 'C'

Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Reference

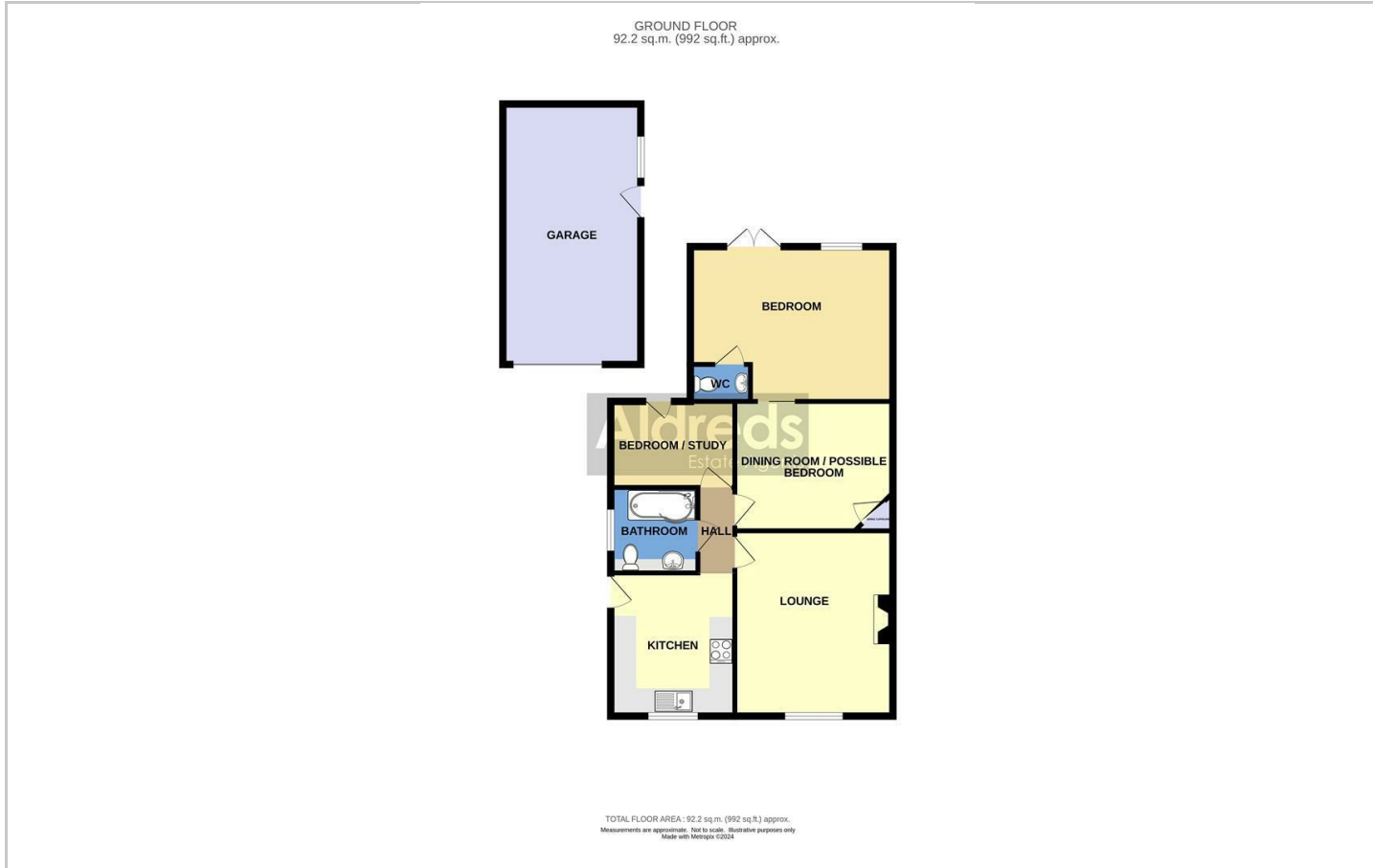
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Location

Acle is an attractive Broadland 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, 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 Fine City of Norwich approximately 11 miles away.



Floor Plans



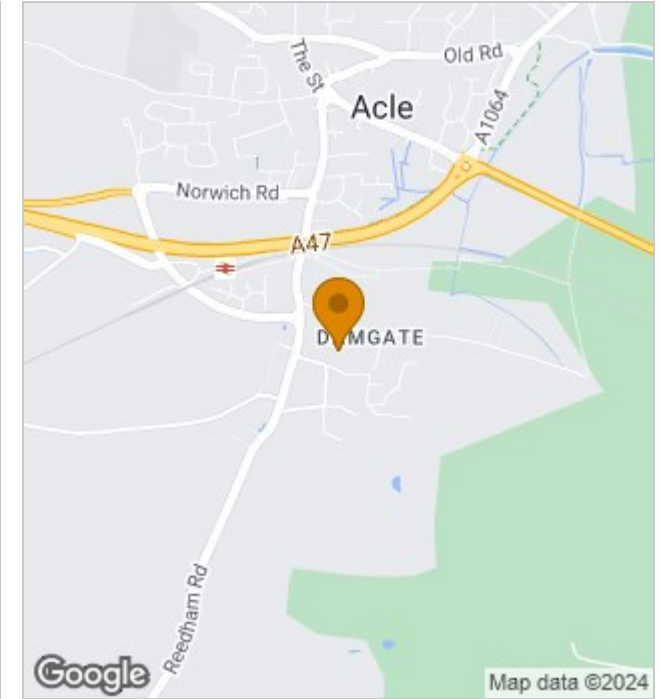
Viewing

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

Disclaimer

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Location Map



Energy Performance Graph

