

**Aldreds**  
Estate Agents



37 Damgate Lane, Acle, NR13 3DJ

£320,000









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# 37 Damgate Lane

Acle, NR13 3DJ

- Spacious Three Bedroom House
- Garden Office Building
- Delightful Garden
- Gas Central Heating
- Sought After Broadland Village
- Lounge & Dining Room
- Conservatory
- Driveway Parking & Garage
- Well Presented Throughout
- Must View to Appreciate!

Aldreds are delighted to offer this spacious three bedroom house located in a desirable position on the outskirts of the sought after Broadland village of Acle. This well appointed property offers accommodation including an entrance porch, lounge, dining room, kitchen, conservatory, three bedrooms and a shower room. Offering gas central heating, off road parking, an integral garage and a delightful enclosed rear garden. A particular feature of the property is the wonderful garden office located at the end of the garden with bi folding doors opening into a garden facing veranda. Early internal viewing is highly recommended to appreciate this nicely located property.



### Entrance Porch 4'7" x 3'8" (1.41m x 1.13m)

Glazed Entrance door, windows to front and side aspects, door to:

### Lounge

Window to front aspect, power points, tv point, radiator, stairs to first floor, door to:

### Dining Room 11'2" x 8'4" (3.41m x 2.55m)

Radiator, power points, glazed French doors to conservatory, opening to:

### Kitchen 11'6" x 6'10" at max (3.52m x 2.1m at max)

Window to rear aspect, a range of fitted kitchen units with rolled edge worksurface and tiled splashback, sink drainer with mixer tap, space for cooker with extractor over, plumbing for washing machine.

### Conservatory 15'7" x 8'7" (4.76m x 2.62m)

Glazed to side and rear aspects with door to side and French doors leading to rear garden, wall mounted electric heater.







### Landing

Airing cupboard, cupboard housing gas fired boiler for hot water and central heating, doors leading off.

### Bedroom One 12'8" x 10'6" (3.87m x 3.21m)

Window to front aspect, power points, radiator, built in wardrobe.

### Bedroom Two 12'7" x 9'5" at max (3.86m x 2.89m at max)

Window to front aspect, radiator, power points, built in wardrobe.

### Bedroom Three 9'6" x 6'11" (2.92m x 2.11m)

Window rear aspect, radiator, power point.

### Shower Room 6'8" x 6'4" (2.04m x 1.95m)

Window to rear aspect, part tiled walls with shower cubicle with fixed screen, pedestal hand wash basin, low level wc.

### Outside

The property is approached with vehicular access via an attractive block weave driveway leading to front entrance, passage to rear and the integral garage.

### 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. Proceed along Damgate Lane where the property can be found on the left hand side, opposite the right hand turn into Carters Loke.





### Integral Garage 16'2" x 8'6" (4.95m x 2.6m)

Front facing up and over door, power, lighting.

### Garden

A delightful garden, beautifully maintained and well stocked with lawned area, pathways and patio, timber garden shed and a pleasant seating area in front of the garden office building.

### Garden office 16'4" x 9'4" (4.98m x 2.87m)

A bespoke, timber built garden office with power, lighting and bi folding doors opening to a garden facing veranda.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage

### Energy Performance Certificate (EPC)

Rating: tbc

### Council Tax

Broadland District Council. Band 'B'

### 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.

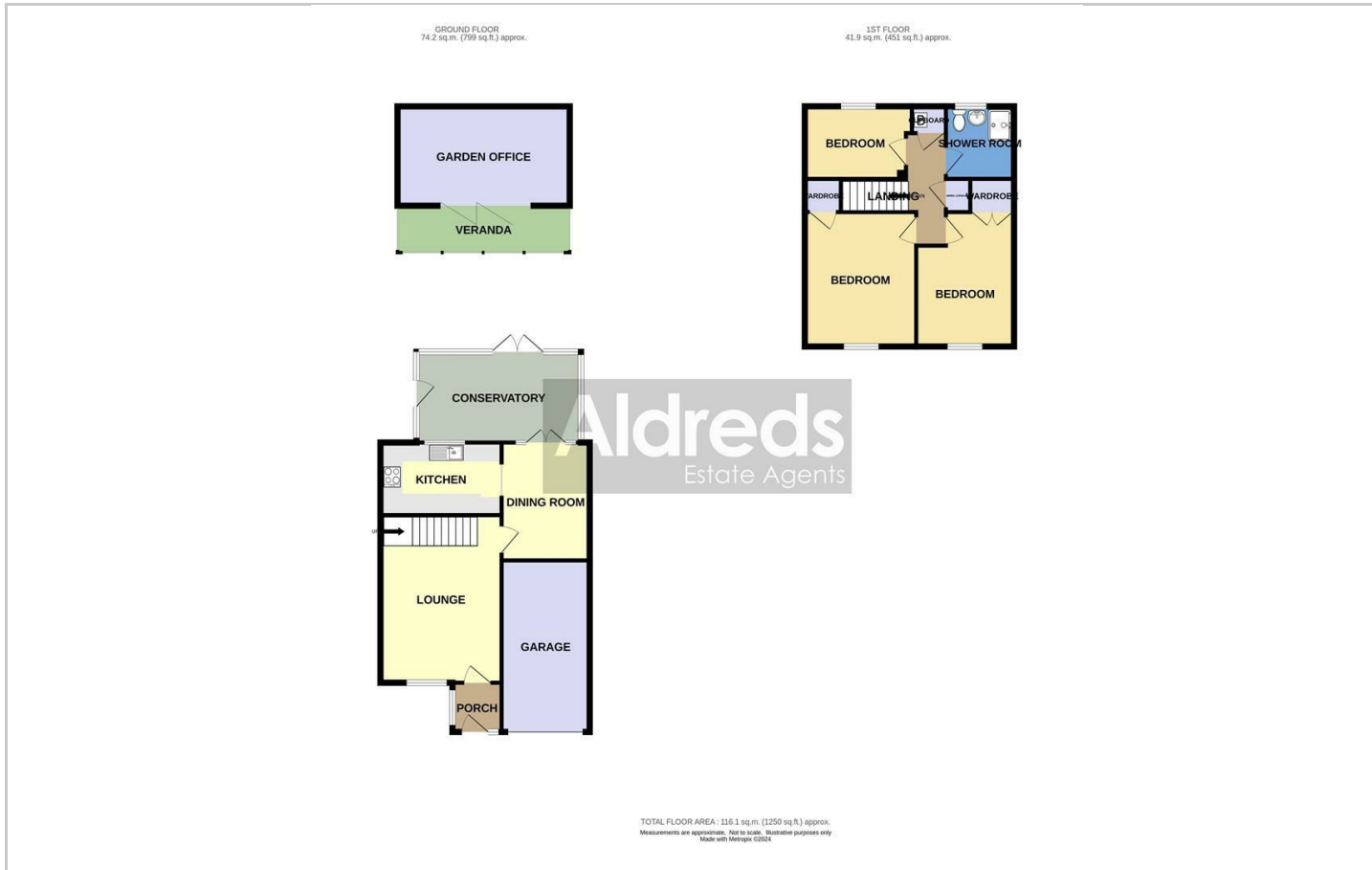
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PJL/S9798

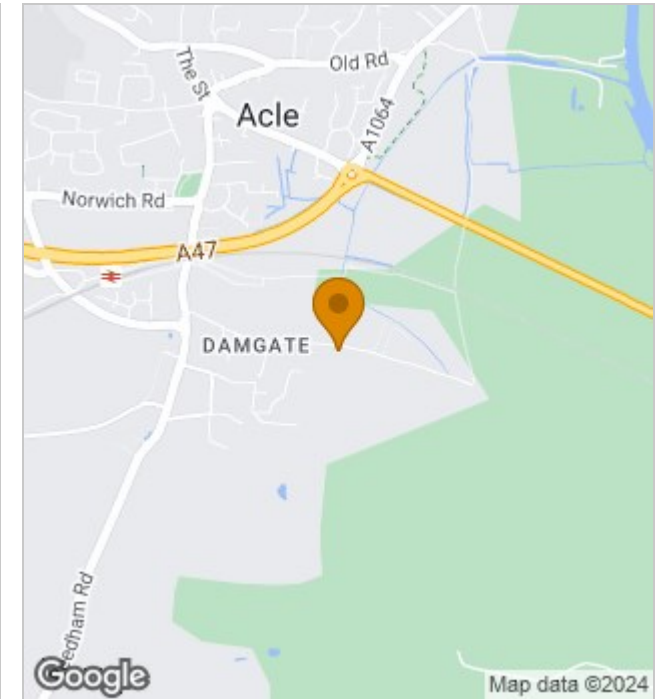




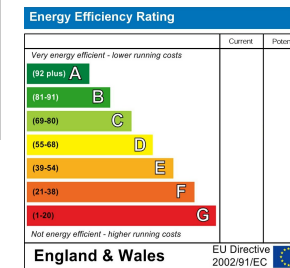
## Floor Plans



## 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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55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA