

Aldreds
Estate Agents



15 Old Road, Acle, Norwich, NR13 3QL

£325,000





£325,000

15 Old Road

Acle, Norwich, NR13 3QL

- Three Storey Townhouse
- Double Aspect Lounge & Kitchen Dining Room
- Gas Central Heating
- Garage and Parking to the Rear
- Close to Local Amenities & Transport Links
- Four Bedrooms (Master en Suite)
- Ground Floor Cloakroom
- Delightful Walled Rear Garden
- Central Village Location
- Must View to Appreciate!

Aldreds are delighted to offer this beautifully presented three storey town house, located in the desirable Broadland village of Acle. This spacious home offers accommodation arranged over three floors including an entrance hall, ground floor cloakroom, double aspect lounge, kitchen/dining room, four bedrooms, master en-suite and a family bathroom.

The property benefits from gas fired central heating, uPVC sealed unit double glazed windows, a delightful walled garden, garage and parking. Situated conveniently in the centre of the village, within easy reach of all the local amenities and transport links, early internal viewing is highly recommended to appreciate this impressive village home.



Entrance Hall

Part glazed entrance door, radiator, power points, telephone point, stairs to first floor landing, thermostat, doors leading off;

Cloakroom

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, radiator.

Lounge 16'0" x 10'10" (4.88m x 3.32m)

A spacious double aspect room with windows to front and rear, radiator, power points, television point, telephone point, fireplace with a gas coal effect fire on a tiled hearth, wall lighting.

Kitchen/Dining Room 16'0" x 10'9" reducing to 8'6" (4.88m x 3.3m reducing to 2.6m)

Window to front aspect, glazed French doors leading to rear garden, radiator, a range of fitted Shaker style kitchen units with rolled edge work surface and tiled splash back, ceramic sink drainer with mixer tap, under cabinet and pelmet lighting, integrated electric oven, gas hob, extractor, dishwasher, inset ceiling lighting.

First Floor Landing

Window to rear aspect, radiator, stairs to second floor, power points, doors leading off;





Master Bedroom 16'0" x 14'2" (4.88m x 4.32m)

Windows to front and rear, radiator, power points, television point, telephone point, door giving access to;

En-Suite Shower Room

Obscure glazed window to front aspect, part tiled walls, radiator, hand wash basin within a fitted vanity unit with mono bloc tap, low level w.c., shower cubicle, ventilation, shavers point.

Bedroom 4 8'2" x 8'10" at max (2.5m x 2.71m at max)

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

Bathroom

Rear facing obscure glazed window, ventilation, part tiled walls, radiator, low level w.c., hand wash basin within a fitted vanity unit with mono bloc tap, panelled bath with shower over and shower screen, tiled surround.

Second Floor Landing

Airing cupboard housing pressurised hot water cylinder, doors leading off;

Bedroom 2 16'0" x 10'10" (4.88m x 3.32m)

Window to front aspect allowing a far reaching view across the village centre, radiator, power points, a range of fitted bedroom furniture, built-in eaves storage cupboard.

Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road, as the road bears round to the left onto The Street, turn immediately right and follow the road round to the right onto Old Road where the property can be found almost immediately on the left hand side before reaching the Olive Tree Take Away.



Bedroom 3 16'0" x 8'10" (4.88m x 2.7m)

Window to front aspect, radiator, power points, loft access, built-in eaves storage cupboard housing a gas fired boiler for hot water and central heating (replaced in 2022), telephone point.

Outside

The property is approached with vehicular access to the rear, leading to parking space and driveway in front of garage. To the front of the property is a nicely enclosed curtilage with low level brick wall and pedestrian gate, mainly paved. The walled rear garden is beautifully maintained and presented, professionally landscaped and offering a plenty of privacy with paved patio, pathways and a variety of well stocked shrubbery and planting, service access into the garage.

Garage 18'2" x 9'3" (5.54m x 2.84m)

Front facing up and over door, sider service, fitted units with sink drainer, power points, plumbing for washing machine.

Tenure

Freehold.

Services

Mains water, electric, gas and drainage

Council Tax

Broadland District Council. Band 'D'

Location

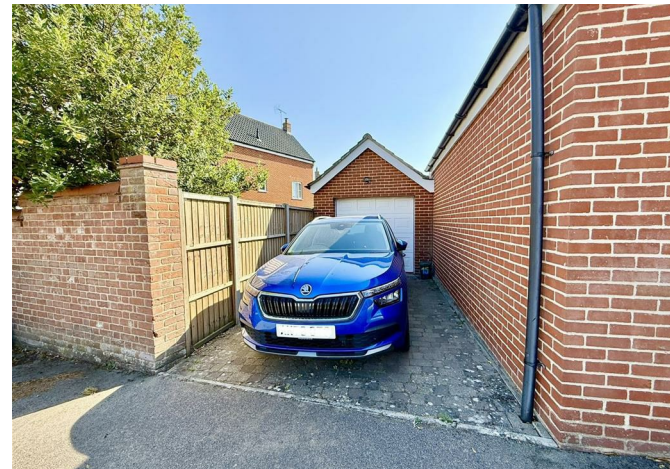
Acle is an attractive village, known as 'The Gateway to The Broads', situated almost midway between Great Yarmouth and the Fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, indoor bowling centre and playing fields, health centre, library, veterinary 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.

Agents Note

The windows and boiler were replaced in 2022.

Reference

PJL/S10097



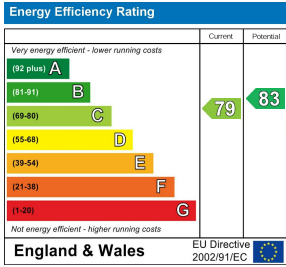
Floor Plans



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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.