



1 Mill Lane, Acle, Norwich, NR13 3BH
£300,000





1 Mill Lane

Acle, Norwich, NR13 3BH

- Spacious Detached Bungalow
- Popular Broadland Village
- Gas Fired Central Heating
- Nicely Maintained Enclosed Garden

- Sought After Central Position
- Three Bedrooms
- Driveway Parking & Garage
- Early Internal Viewing Is Highly Recommended

Aldreds are pleased to offer this spacious three bedroom detached bungalow, situated in a convenient position, within the centre of this popular Broadland village, close to all of the local amenities. This spacious bungalow is presented in good order throughout with scope for further modernisation.

The property offers accommodation including an entrance hall, lounge, kitchen/diner, utility/porch, three bedrooms, bathroom and separate w.c. The bungalow benefits from gas fired central heating, uPVC sealed unit double glazed windows, well maintained gardens and vehicular access to the rear of the property with a single garage and driveway.

Early internal viewing is highly recommended to appreciate.

£300,000



Entrance Hall

Part glazed entrance door with glazed side panel, radiator, loft access, telephone point, thermostat, cupboard housing electric meter, doors leading off;

Kitchen/Diner 11'8" x 9'7" (3.56m x 2.93m)

Windows to side and rear aspects, tiled flooring, tiled alcove with radiator, airing cupboard housing foam dipped hot water cylinder with immersion heater, a range of fitted kitchen units with rolled edge work-top and splash backs, sink drainer with mixer tap, integrated double oven with gas hob, extractor, fridge, inset ceiling lighting, central heating control, door giving access to;

Utility Room/Porch 10'3" x 5'3" (3.13m x 1.62m)

Windows to front, side and rear aspects, part glazed door to garden, a range of fitted base units with rolled edge work surface, power points, plumbing for washing machine, wall mounted gas fired boiler for hot water and central heating.





Lounge 16'4" x 11'10" (5m x 3.63m)

A spacious double aspect room with windows to front and side, two radiators, power points, television point, tiled fireplace surround with a coal effect fire on a tiled hearth, wall lighting.

Bedroom 1 12'11" x 11'2" reducing to 9'5" (3.94m x 3.41m reducing to 2.88m)

Windows to side and rear aspects, radiator, power points.

Bedroom 2 11'10" x 9'8" (3.63m x 2.95m)

Window to side aspect, radiator, power points.

Bedroom 3/Dining Room 9'4" x 9'2" (2.87m x 2.81m)

A double aspect room with windows to front and side, currently used as a dining room, radiator, power points, telephone point.

Bathroom

Side facing obscure glazed window, tiled in bath with mixer tap with shower attachment, fully tiled walls, hand wash basin within a fitted storage units, heated towel rail.

Separate W.C.

Side facing obscure glazed window, low level w.c., fully tiled walls.

Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road and continue into the village centre. As the road bears round sharply to the left onto The Street, turn right, then immediately left onto Mill Lane. Proceed before turning left into Glebe Road, then first right into St Edmunds Road. Continue to the top of the road as it bears to the left where the property can be found a short way along on the left hand side, located by our 'For Sale' board.



Outside

The property occupies an elevated position in this sought after convenient location with pedestrian access to the front via a stepped pathway, vehicular access to the property is off Glebe Road to the rear, with a private driveway extending through double timber gates onto a single garage. The property offers well maintained lawned gardens to front, side and rear with a variety of mature shrubbery and planting to borders, greenhouse, two timber garden sheds.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

Broadland District Council - Band: 'C'

Location

Acle is an attractive village 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, 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

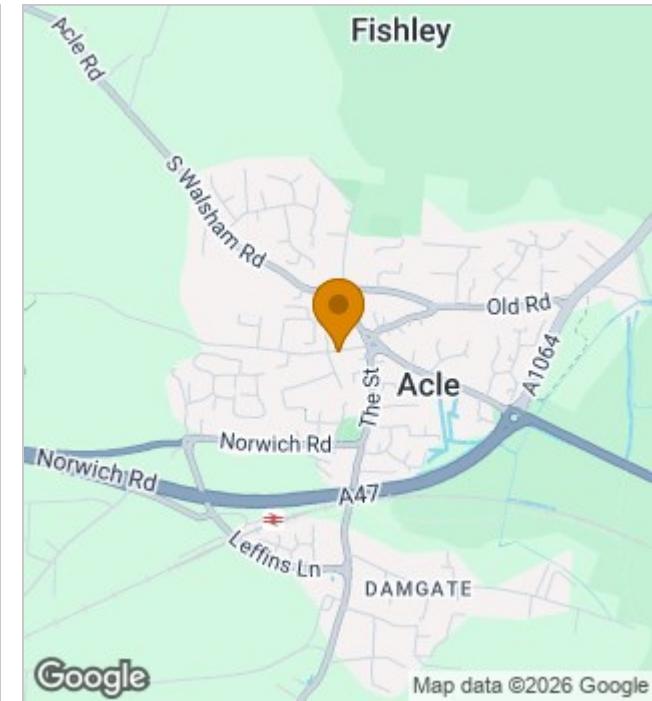
PJL/S10021



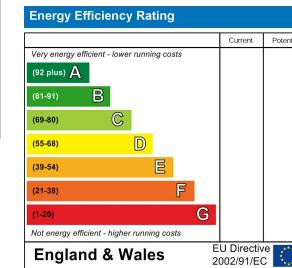
Floor Plans



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 require is available.

55 High Street, Stalham, Norfolk, NR12 9AH

Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>