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& HURRELL

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& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## South Walsham Road, Acle, Norfolk, NR13 3EA

A semi-detached family home located within the popular market town of Acle where you will find a variety of local amenities including schooling for all ages, a Co-Op store, Marks & Spencers, public houses and restaurants, recreational areas, independent shops, hairdressers, doctors and dental surgeries, butchers and the Acle Social Club.

Set back from the road, on a generous plot, the property is approached over a hard standing driveway providing off-road parking. To the rear, a paved terrace extends away from the property to an enclosed south east lawn and shrub garden, with a timber storage shed.

Well-presented throughout, the property enters via an enclosed porch and through to a dining room with a feature fireplace. Double doors from the dining room lead through to an open plan kitchen and lounge with a separate shower room and further double doors that open out to the rear garden. To the first floor, four bedrooms and a cloakroom complete the accommodation.

The property is further compliments in its easy access to the A47 and the beautiful Norfolk Broads or numerous sandy shorelines. Regular bus and train services provide convenient transportation into Norwich city centre, which lies approximately thirteen miles to the west and where you can enjoy excellent retail therapy, café and restaurants, nightlife and extensive historical interest.



Semi Detached



House



Older



1 Bathroom  
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band B

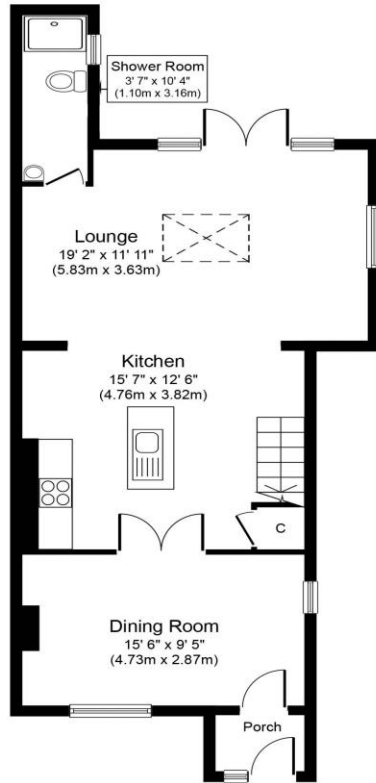


Off-Road  
Parking

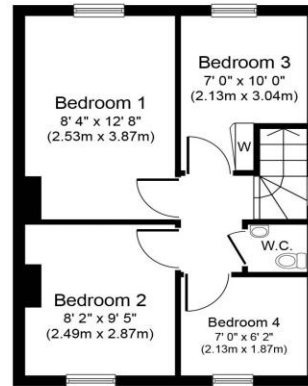


No  
Garage





**Ground Floor**  
Approximate Floor Area  
**634 sq. ft.**  
(58.9 sq. m.)



**First Floor**  
Approximate Floor Area  
**350 sq. ft.**  
(32.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Stobart & Hurrell

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