



Stone Cottage Rotten Marsh, Acle, NR13 3DP

£450,000





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Stone Cottage Rotten Marsh

Acle, Norwich, NR13 3DP

- Stunning Rural Location on the Edge of the Village
- Beautifully Extended and Modernised
- Attractive Detached Cottage
- Three Bedrooms (Master En Suite)
- Sought After Broadland Village
- Lovely Gardens and Outlook with Southerley Aspect
- Lots of Character
- Gas Central Heating
- Impressive Garden Room
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this stunning detached cottage, situated on the outskirts of the sought after Broadland village of Acle. This beautifully modernised and re-furnished property has been lovingly improved by the current owners, with sympathetic attention to detail and character.

The accommodation offered includes an inviting entrance hall, a 6m triple aspect lounge, kitchen/dining/garden room, ground floor cloakroom, utility room, three first floor bedrooms with master ensuite and bathroom.

The property offers gas-fired central heating, delightful gardens with a Southerley aspect and wonderful countryside views with driveway parking and a double garage. Early internal viewing is highly recommended to appreciate this unique property, situated in a delightful, peaceful location.



Entrance hall

Part glazed entrance door, window to front aspect, a range of fitted cupboards, with under drawers, stairs to first floor landing, power points, inset LED lighting, smoke detector, radiator, thermostat, doors leading off.

Cloakroom

Rear facing obscure glazed window, fully tiled walls, low level WC with enclosed cistern, hand wash basin in a fitted storage unit, inset ceiling lighting.

Lounge 19'8" x 11'11" (6.0m x 3.65m)

A spacious triple aspect room with attractive garden views, marble fireplace surround with a gas log effect fire, wall lighting, power points, television point, two radiators.

Kitchen 13'5" x 10'11" (4.1m x 3.34m)

With a range of shaker style kitchen units with rolled edge work surface and tiled splashback, sink drainer with mixer tap, integrated appliances including fridge-freezer, dishwasher, electric double oven, combination microwave, ceramic hob, glass and stainless steel chimney style extractor, tiled flooring, two radiators, open plan access to:





Garden room 11'8" x 13'5" (3.58m x 4.1m)

A tremendous garden facing room, with vaulted ceiling and roof lights to both side aspects, windows to side and front with glazed French doors opening into the garden, tiled flooring with underfloor heating.

Utility room 11'8" 8'9" (3.58 2.68)

Window to side aspect, part-glazed door to garden, tiled flooring, radiator, a range of fitted units with rolled edge work surface and tiled splashback, stainless steel sink drainer with mixer tap, plumbing for washing machine, cupboard housing gas boiler for hot water and central heating, pressurised hot water cylinder and water softener, inset ceiling lighting.

First Floor Landing

Rear facing window, two roof lights to rear aspect, inset ceiling lighting, radiator, power points, doors leading off.

Master bedroom 12'2" x 12'0" (3.73m x 3.68m)

Window to front aspect, allowing a wonderful view of the garden and the land beyond, power points, radiator, a range of fitted bedroom furniture, built-in wardrobe, inset ceiling lighting, door giving access to:

Directions

On arriving in the village of Acle on the A47 at the Acle roundabout proceed into New Road, proceed through The Street turning left on the bend opposite the Church onto Reedham Road, continue under the underpass and out as if leaving the village towards Reedham, proceed straight over the mini roundabout and continue as the road runs into The Hill. Take the second left turn and proceed before turning right into Rotten Marsh. Continue as the roads turns to the left, where the property can be found on the right hand side.



Ensuite shower room 12'0" x 6'7" (3.68m x 2.02m)

Fully tiled walls and floor, double sized shower cubicle with fixed screen and remote operated shower, fitted wardrobe and cupboards with glass shelving, heated towel rail, fitted unit housing wash basin and low level WC, loft access, inset ceiling lighting, ventilation.

Bedroom 2 11'9" x 9'3" (3.6m x 2.82m)

Window to side aspect, power points, radiator, fitted wardrobe with sliding doors, inset ceiling lighting.

Bedroom 3 11'3" x 8'3" (3.43m x 2.54m)

Window to front aspect, radiator, power points, telephone point, inset ceiling lighting, loft access.

Bathroom

Roof light to front aspect, part-tiled walls and floor, low level WC, hand wash basin within a fitted vanity unit, P shaped bath with shower screen and shower over, heated towel rail, inset ceiling lighting, ventilation.

Outside

The property is approached with driveway parking leading to a double garage to side. The property backs onto the road with a front aspect facing across the garden to wonderful open countryside beyond. The beautifully maintained gardens are laid to lawn with paved pathways and patios with an area over the far side with raised beds and planters. Beyond the garden are attractive views over wooded countryside, offering a peaceful environment to enjoy.

Tenure

Freehold

Services

Mains water, electric, drainage and gas

Council Tax

Broadland District Council - Band E

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.

Reference

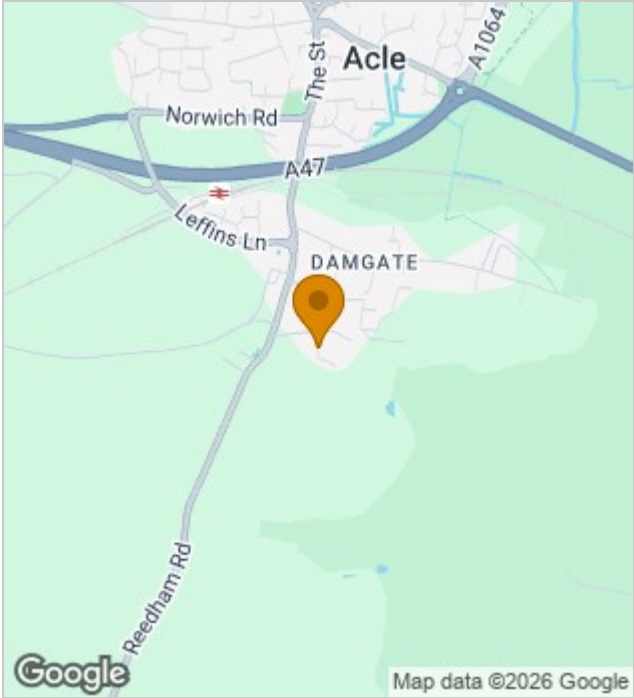
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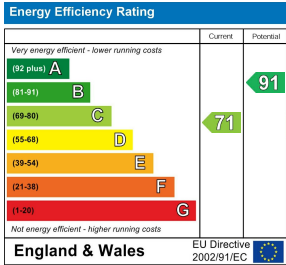
Floor Plans



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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