



FISHLEY VIEW, ACLE  
£300,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# FISHLEY VIEW, ACLE, NORFOLK NR13 3EL

- Spacious semi-detached bungalow
- Quiet cul-de-sac location
- Within easy reach of the A47 and railway station
- Updated rear garden
- Ample off road parking and garage

A spacious semi-detached bungalow offering flexible accommodation in a quiet cul-de-sac location in the highly regarded market village of Acle. Sitting within easy reach of the A47 and railway station, both Acle Academy and Acle Primary School are within walking distance, making this an ideal location for families.

Acle village is well-served with local bus service to both Norwich and Great Yarmouth, local shops, a pub, a supermarket, petrol station and doctor's surgery. The village of Upton is also close by with a local pub. Boat mooring facilities are available at both Acle and Upton.

The thoughtfully reconfigured accommodation consists of an entrance hall, kitchen, generous living/dining room with woodburning stove, three bedrooms and family bathroom.

Features include ample off road parking, garage, double glazing throughout and gas fired central heating.

## ACCOMMODATION

### Entrance Hall

Fitted coir front door mat. Carpet, ceiling light fitting, radiator and telephone point. Loft hatch, doors opening to living/dining room, bedroom 2 and bathroom. Open to kitchen.

### Kitchen

Tile effect vinyl floor, ceiling light fitting, radiator and double glazed window to front aspect. Range of base and eye level units with work surface over. Stainless steel 1½ bowl sink with drainer. Pantry and breakfast bar. John Lewis oven, four ring electric hob with extractor over, space for a fridge freezer, washing machine and dishwasher.



## Living/Dining Room

Originally two rooms knocked into one to create a generous space. Carpet, two ceiling light fittings and radiator. Double glazed windows to front and rear aspects. Slate hearth with wood burning stove and wood mantle over. Door to rear hall.

## Bedroom 2

Carpet, pendant light fitting, radiator and double glazed window to side aspect.

## Bathroom

Tile effect vinyl floor, ceiling light fitting, double glazed window to side aspect with obscured glass and extractor. Heated towel rail and partially tiled walls. W/c, wash hand basin and panelled bath with electric Mira shower over.

## Rear Hall

Carpet, pendant light fitting, UPVC double glazed door opening to garden. Doors to bedroom 1 and bedroom 3.

## Bedroom 1

Carpet, pendant light fitting, radiator and double glazed window to rear aspect with views over the garden.

## Bedroom 3

Carpet, pendant light fitting, radiator and double glazed window to side aspect.





## OUTSIDE

The property sits on a generous plot, approached via a gravel driveway which provides parking for multiple vehicles. This leads to the garage with electric roller door, power, light and car charging point. The front garden is easy to maintain with a paved area, small pond and shrub and plant borders.

Gated access opens to the side of the property with lovely covered seated area and raised border along with two sheds. Paved stepping stones lead to a gate opening to the rear garden. The private rear garden is paved providing the perfect entertaining area. Flanked by raised beds stocked with mature plants. A further gate opens to an additional seating area with slate chipped pathway with pretty borders. The rear of the garden looks over open countryside towards St Mary's Church, Fishley and St Margaret's Church, Upton.

A picturesque footpath close by leads to Fishley Church and on to the pretty village of Upton.

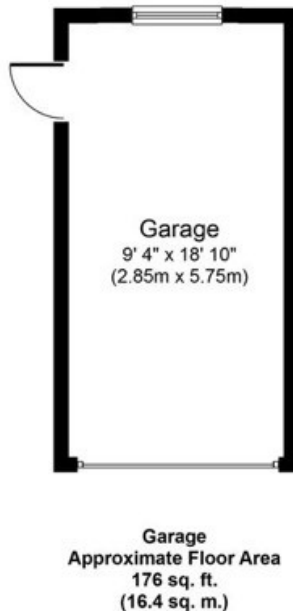
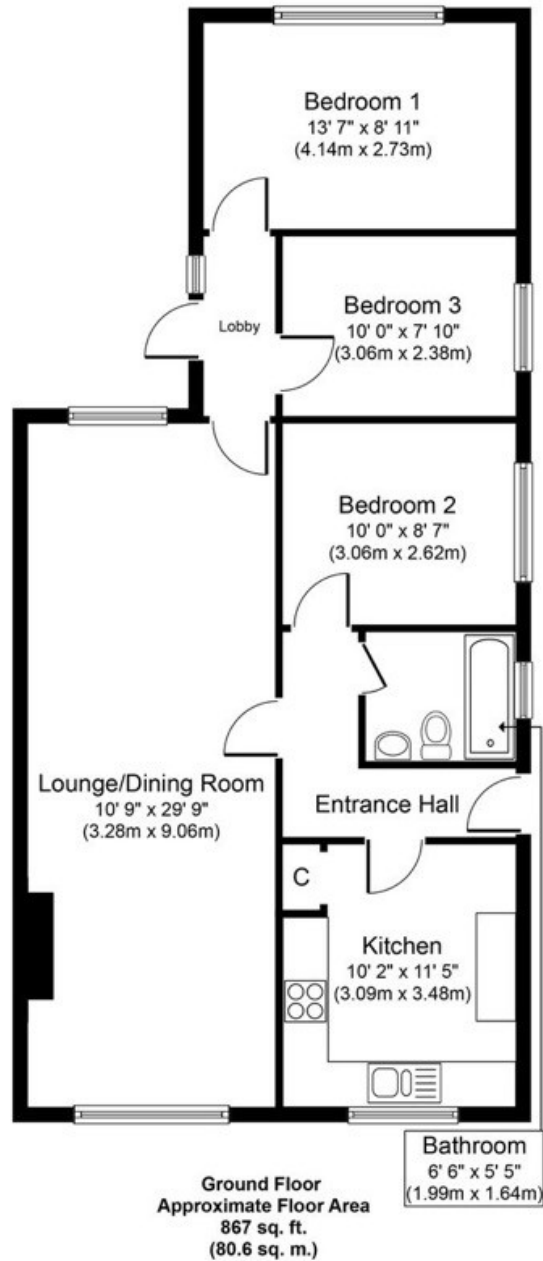
The agents have been made aware that the property has solar panels which are leased. Further information is available upon request.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY



WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)