STONEMASONS COURT



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"TWO BEDROOMS,
A CONSERVATORY,
A COURTYARD GARDEN.
A PLACE TO CALL
YOUR OWN."

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THE TOUR

This two-bedroom end-terrace house combines a practical layout with a conservatory, an enclosed rear garden and allocated parking on the development. Its red-brick exterior, tiled roof and front dormer window give way to interiors finished in a simple palette of cream walls, white joinery and pale carpeting.

An enclosed porch leads into the living room, which measures approximately 4.54m by 3.61m. A front-facing window draws in natural light, while a painted timber staircase rises along one side. Dado rails and ceiling coving add detail to the otherwise restrained interior.

The separate kitchen pairs cream panelled cabinetry with pale wood-effect worktops and tiled splashbacks. A built-in oven and electric hob sit alongside preparation space, with a stainless-steel sink beneath the rear window. A breakfast bar provides a place for informal dining.

Beyond the kitchen, the conservatory measures approximately 2.48m by 3.02m. Glazing on three sides brings light into the room, while a tiled floor provides a practical finish. Double doors open directly onto the garden, connecting the indoor and outdoor spaces.

Upstairs, two bedrooms lead from the landing. The principal bedroom occupies the front of the house, with a dormer window, sloping ceilings and a recess formed by the stairwell. The narrower second bedroom has a rear rooflight.

The shower room contains a glazed shower enclosure with marble-effect wall panels, a pedestal washbasin and WC. A rooflight provides natural light above, with a hot-water cupboard accessed separately from the landing.

Outside, timber fencing encloses a courtyard garden arranged with artificial grass, gravel edging and paving. A timber shed provides storage, while a side gate offers additional pedestrian access.



THE AREA

Acle sits between Norwich and Great Yarmouth, combining a well-served village setting with access to the waterways and countryside of the Norfolk Broads. Shops, cafés, pubs, a post office, library and doctors' surgery provide everyday amenities, alongside primary and secondary schools.

The village railway station provides connections to Norwich and Great Yarmouth, complemented by bus links to both destinations. Road connections have also improved following the dualling of the A47 between Blofield and North Burlingham, easing a longstanding bottleneck on the route towards Norwich and supporting shorter, more reliable journeys.

Beyond the village, the River Bure at Acle Bridge provides a starting point for exploring the Broads. Boating and the surrounding countryside offer a quieter counterpoint to city life, while Great Yarmouth brings the coast within reach. Together, these connections give Acle a balance of village convenience and access to the wider Norfolk landscape.







Red-brick end-terrace frontage



Living room with a painted timber staircase



Separate fitted kitchen with breakfast bar



Conservatory opening onto the enclosed garden



Entrance porch and living room detail



Principal bedroom with a front dormer window



Principal bedroom



View from landing into shower room and rear bedroom



Principal bedroom



Second bedroom with rooflight



First-floor shower room



Enclosed courtyard garden with timber shed

STONEMASONS COURT
ACLE

Total approximate floor area
= 61.4 sq m / 660 sq ft

Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)

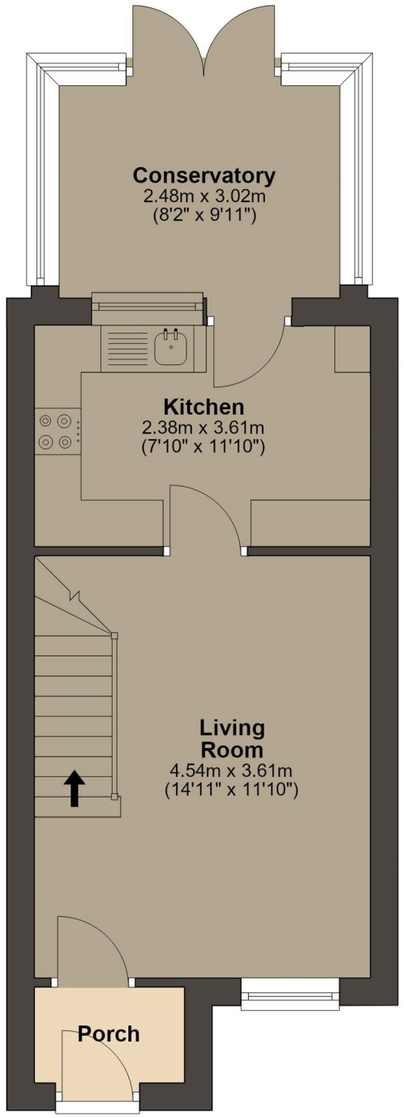


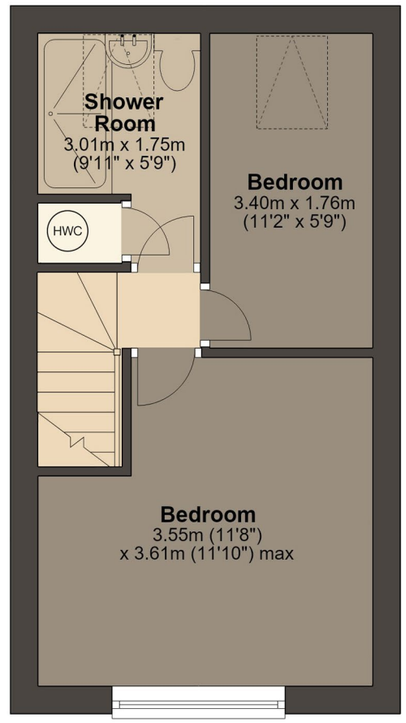
Illustration for identifification purposes only,
measurements are approximate.
Plan not to scale.

STONEMASONS COURT
ACLE

Total approximate floor area
= 61.4 sq m / 660 sq ft

First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



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Site Area
948 sq ft
88.0 sq m

SERVICES

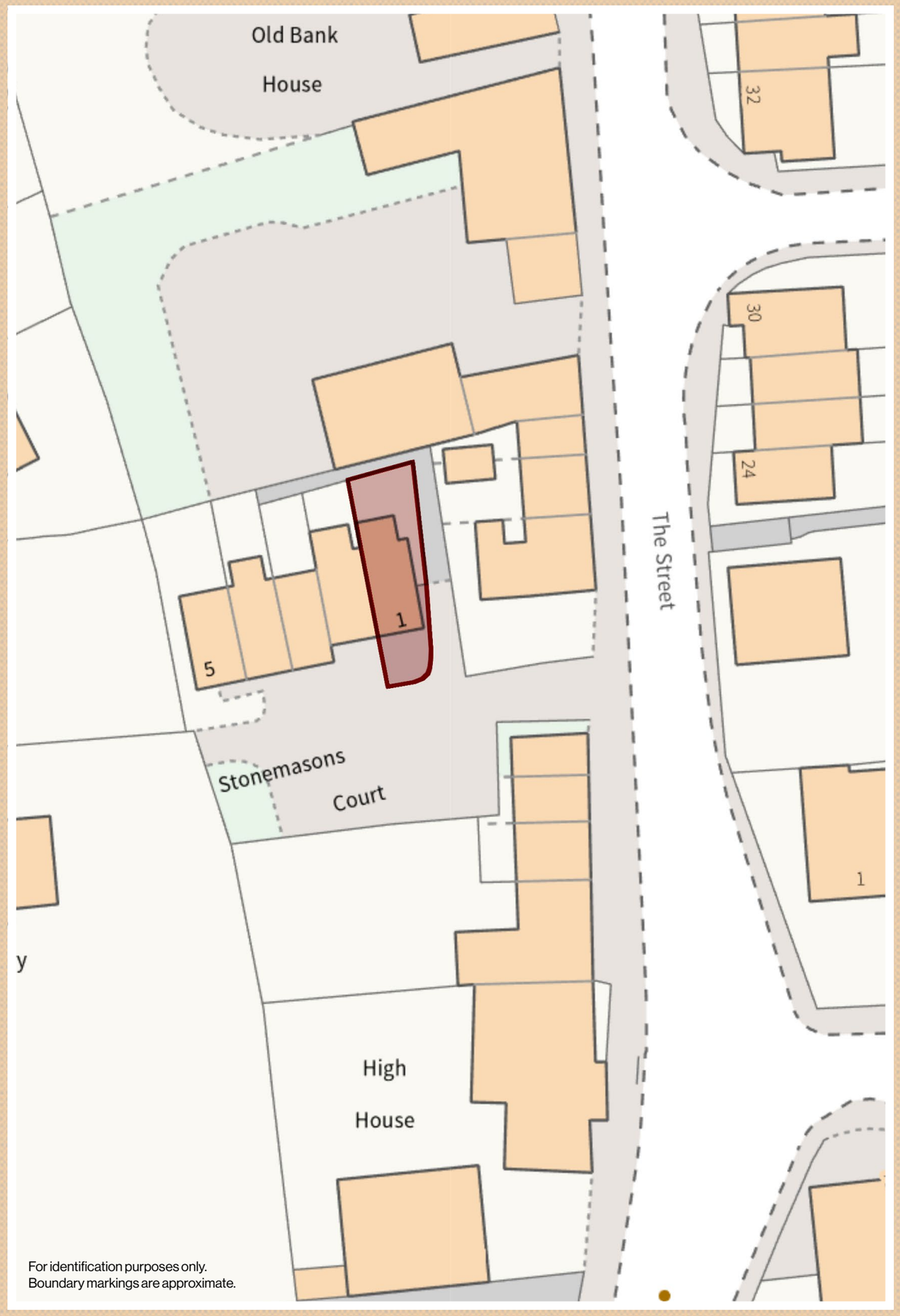
Mains electricity, water & drainage connected.

Rights of Access &
Shared Access

None known/disclosed

Covenants, Easements, & Wayleaves

Restrictive covenants and easements are recorded on the Land Registry summary



BEDROOMS / BATHROOMS

2 Beds / 1 Shower Room

TOTAL FLOOR AREA

61.4 sq m / 660 sq ft

TENURE

Freehold

CONSTRUCTION

Cavity wall construction

FENESTRATION

Fully double glazed

ENERGY RATING

E 54. Potential B 90.

FLOOD RISK

The Environment Agency summary identifies very low risk from surface water and from rivers and the sea

BROADBAND

Ofcom checker indicates predicted download speeds of up to 1,800 Mbps ultrafast.†

COUNCIL TAX

BAND B
£ 1,920.77 per annum

SCHOOL CATCHMENT

Acle St Edmund Church of England Primary Academy; Acle Academy.



* Figures taken from EPC estimate and may vary depending on usage and supplier rates

+ Source: Ofcom broadband availability checker – subject to provider and package

REF: **7432**

STONEMASONS COURT

1 Stonemasons Court
Acle, Norwich
Norfolk, NR13 3DG

Offers in the Region of £200,000

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