

# Trett Phillips Lettings

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Stonemasons Court, Acle, Norwich, Norfolk, NR13 3DG  
**Monthly Rental Of £750**

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)



## ACLE

Acle is a small market town on the River Bure on The Norfolk Broads in Norfolk, located halfway between Norwich and Great Yarmouth. It has the only bridge across the River Bure between Wroxham and Great Yarmouth. There is a high school (Acle Academy) in the town.

### ENTRANCE PORCH

uPVC double glazed window to the front of the property, TV point and carpeted throughout.

### LIVING ROOM

14' 8" x 11' 8" (4.47m x 3.55m)

uPVC double glazed window to the front of the property. Electric radiator, power points including TV point and carpeted throughout.

### KITCHEN

7' 7" x 11' 8" (2.31m x 3.55m)

uPVC double glazed window and door to the rear of the property. Fitted kitchen with a range of wall and base cupboards. Electric oven and hob, stainless steel sink with drainer, plumbing for washing machine and fridge. Work surfaces, electric radiator and power points. Tiled flooring throughout.

### CONSERVATORY

uPVC windows and uPVC double glazed door to the rear of the property. Tiled flooring throughout.

### BEDROOM ONE

11' 6" x 11' 8" (3.50m x 3.55m)

uPVC double glazed window to the front of the property, electric radiator, power points and carpeted throughout.

### BEDROOM TWO

11' 1" x 5' 7" (3.38m x 1.70m)

uPVC double glazed window to the rear of the property. Electric radiator, power points and carpeted throughout.

### BATHROOM

uPVC double glazed window to rear of the property. The suite comprises of wash hand basin, bath with mixer taps and WC. Partly tiled walls, wall heater and airing cupboard. Vinyl flooring throughout.

### OUTSIDE

#### REAR GARDEN

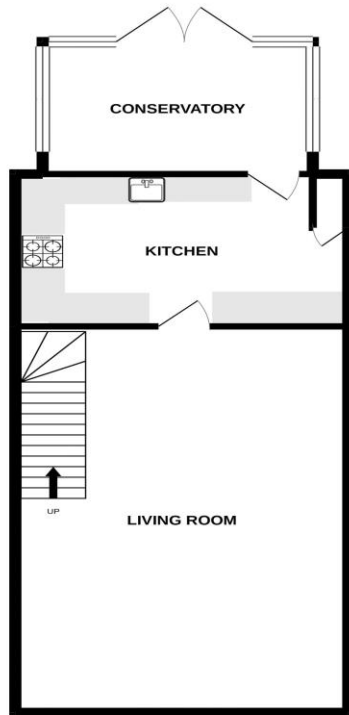
Enclosed fenced garden with patio area and artificial grass.

#### FRONT GARDEN

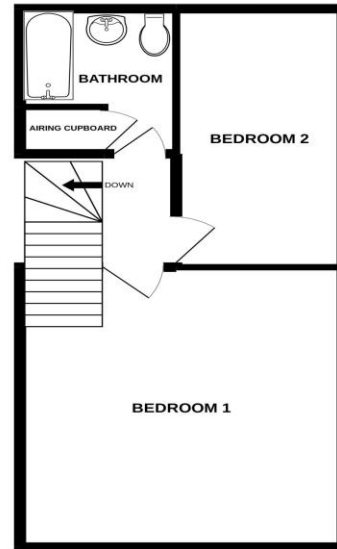
Shingled front garden with slabs leading to front door. Side gate leading to the garden.



GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax: A - EPC Rating: D - Tenure: Freehold**

- Popular and quiet setting
- Walking distance to a wide range of amenities
- Regular bus routes and train station
- Spacious accommodation
- Conservatory
- Enclosed rear garden
- Allocated parking
- Ideal first home

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Residential

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**Trett Phillips**  
Lettings

### **Trett Phillips Residential LTD**

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**Stalham Office** (01692) 531400

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