



40 Market Manor, Acle

Norwich



Guide Price £350,000 - £375,000
Minors & Brady

40 Market Manor

Acle, Norwich

Set on the edge of the Norfolk Broads in the charming market town of Acle, this beautifully extended detached home delivers stylish, high-spec living in a peaceful setting. Meticulously renovated to blend modern elegance with everyday practicality, the property offers spacious, light-filled interiors, a stunning kitchen with premium finishes, and versatile living areas that adapt effortlessly to family life or entertaining. With three well-appointed bedrooms, a contemporary bathroom, and a landscaped garden complete with patio and lawn, this is a home designed for comfort, sophistication, and lifestyle. A private driveway and garage complete the picture, all just moments from scenic waterways, town amenities, and excellent transport links.



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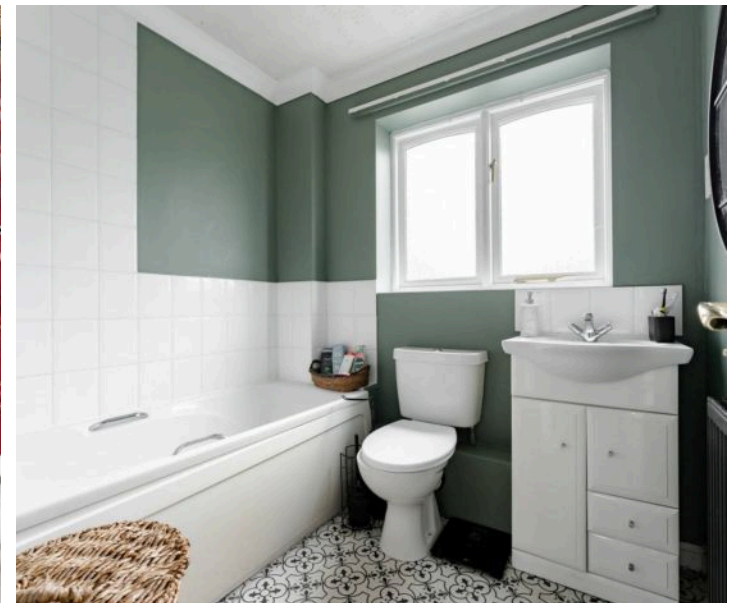
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Location

Market Manor is ideally located in the heart of Acle, a thriving Norfolk market town that balances countryside charm with modern convenience. Situated just a short walk from Acle's bustling centre, residents have easy access to a variety of local shops including a Co-op supermarket, independent convenience stores, a pharmacy, a post office, and several takeaway options. The town also offers friendly pubs and cafés, all contributing to a welcoming community atmosphere. Families benefit from proximity to well-regarded schools such as Acle St Edmund's Church of England Primary and Acle Academy, both within walking distance. Healthcare is well-covered with a local GP practice, dental surgery, and pharmacy nearby. Transport links are another key advantage —Acle Railway Station offers direct train services to both Norwich and Great Yarmouth, making commuting straightforward. The town sits just off the A47, providing excellent road access to the Norfolk Broads, the coast, and the city of Norwich. Altogether, Market Manor offers a well-connected, family-friendly setting with everything needed for comfortable living.



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From the moment you step inside, the welcoming entrance hall sets the tone, with tasteful finishes and a convenient WC that makes everyday living effortless. The spacious sitting room is warm and inviting, enhanced by wood-effect laminate flooring that flows seamlessly through the main living areas. It's an ideal space for both relaxed evenings and lively gatherings.

At the heart of the home lies the stylish, well-appointed kitchen—crafted with high-quality cabinetry and complete with integrated appliances including a fridge/freezer and dishwasher. A sleek central island, adorned with elegant pendant lighting, creates a natural hub for cooking, conversation, and casual dining.

A versatile family room, cleverly converted from part of the original garage, opens into a stunning extended garden room. Flooded with natural light and framed by bi-fold doors leading to the private garden, this flexible space is perfect as a playroom, home office, or a cosy snug—ideal for modern family life.

Upstairs, three beautifully finished bedrooms offer the utmost comfort and privacy, including one with built-in wardrobes for practical yet stylish storage. The accommodation is completed by a modern family bathroom, accommodating all residents in the household.

Outside, the lifestyle continues with a well-maintained, private garden—perfectly landscaped with a patio seating area for alfresco dining and a lawn for children to play or to simply enjoy the outdoors. A generous driveway provides convenient off-road parking, while the remaining garage space, with power, adds valuable storage options.



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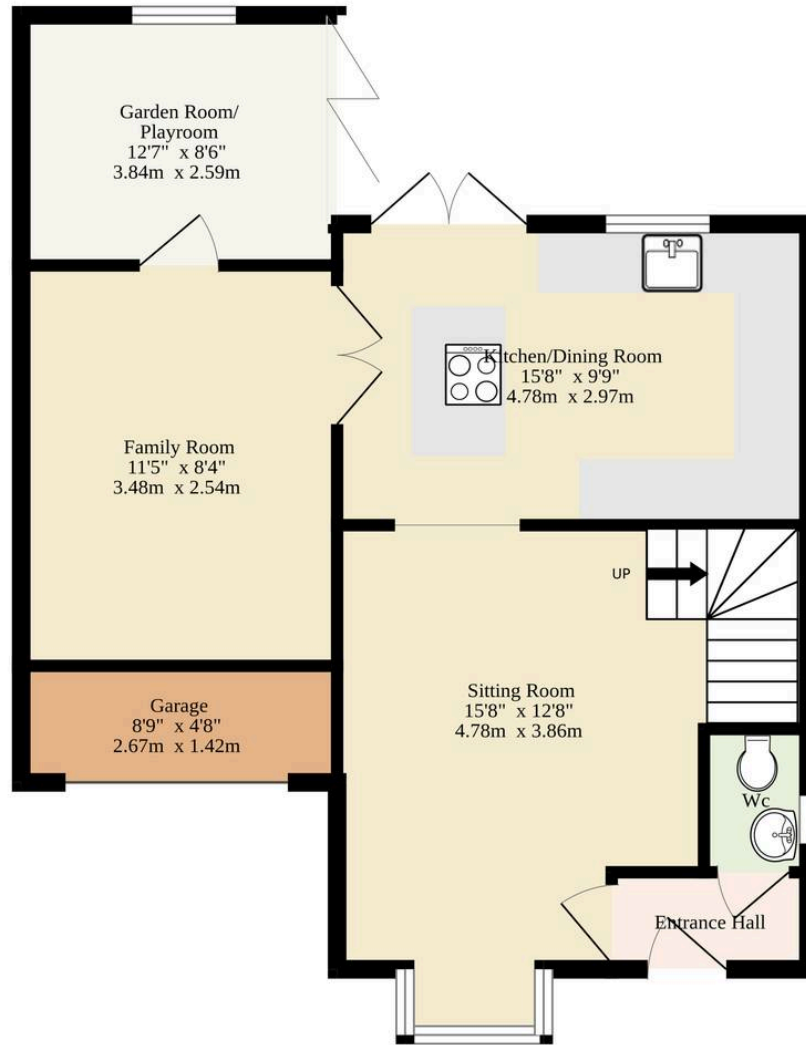
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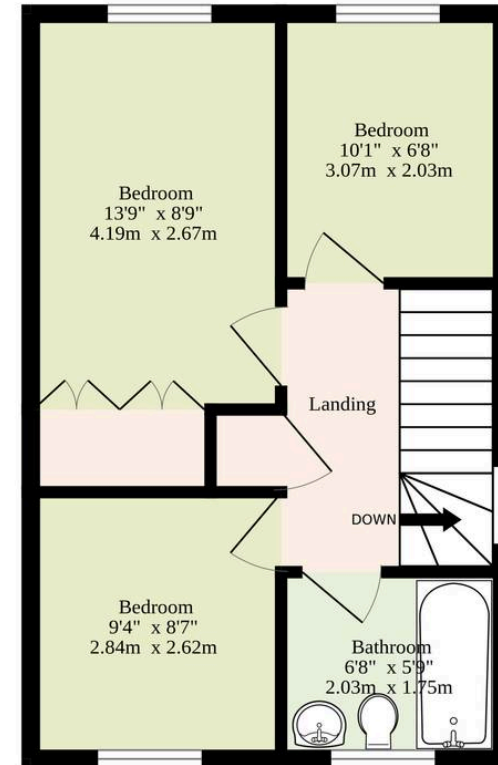


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor
646 sq.ft. (60.0 sq.m.) approx.



1st Floor
342 sq.ft. (31.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 988 sq.ft. (91.8 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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