



1 Cavell Road, Acle

Minors & Brady



Edge-of-development living, open field views and exceptional family accommodation combine to create one of the area's most impressive modern homes. Built in 2022 and beautifully presented throughout, this substantial detached residence blends contemporary comfort with elegant architectural styling, including high ceilings and attractive sash windows. Three versatile reception rooms are centred around a stunning kitchen/breakfast room, while four generous double bedrooms are complemented by two en-suites and a stylish family bathroom. A striking galleried landing fills the first floor with natural light, enhancing the feeling of space throughout. Outside, landscaped gardens, a large driveway and a detached double garage provide excellent practicality for modern family life. Benefiting from full fibre broadband, field views, the remainder of the NHBC warranty and an enviable position on the edge of the development, this is a home designed for both lifestyle and longevity.

- Imposing detached family home built in 2022 with an elegant, high-specification finish throughout
- Prime edge-of-development position enjoying attractive views across neighbouring fields
- Striking architectural design featuring high ceilings and sash windows
- Outstanding kitchen/breakfast room designed to be the true heart of the home
- Stunning galleried landing flooded with natural light and creating a wonderful sense of space
- Four substantial double bedrooms, including two with beautifully appointed en-suite facilities
- Landscaped wraparound gardens with patio seating areas and established planting
- Large private driveway and detached double garage with electric roller doors and storage above
- Full fibre broadband, water softener system and remainder of the NHBC warranty included



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The Location

Positioned in a thriving and highly visible village location, this property offers an excellent opportunity for comfortable, well-connected living within a vibrant community. With the A47 just moments away, the area benefits from convenient access for commuters and those travelling locally, while still retaining a welcoming village atmosphere.

Surrounded by a range of residential homes and everyday amenities, the setting is ideal for day-to-day living. Nearby facilities include a doctors' surgery, a traditional butcher, and a well-stocked Co-op, ensuring essentials are always within easy reach. The presence of local businesses and community hubs creates a friendly, well-supported environment for residents.

The proximity to Norwich makes this an attractive location for those working in or regularly visiting the city, while straightforward routes to Great Yarmouth and Sea Palling provide easy access to the coast for weekend trips and leisure time. Strong transport links, including bus and rail services, further enhance convenience and accessibility.

Combining a well-connected position, a steady sense of community, and excellent local amenities, this location is perfectly suited for those seeking a balanced lifestyle with both village charm and easy access to surrounding areas.



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Occupying a prime position on the edge of a modern development and enjoying attractive views across open fields, this imposing detached family home offers an outstanding blend of contemporary living and traditional architectural elegance. Constructed in 2022, the property has been thoughtfully designed to create a sense of space and grandeur throughout, with high ceilings, attractive sash windows to the front elevation and a striking façade that immediately sets it apart. Beautifully presented and exceptionally well maintained, the home provides generous and versatile accommodation perfectly suited to modern family life.

A welcoming entrance hall creates an impressive first impression, with quality flooring, excellent storage and a natural flow into the principal living spaces. The ground floor offers a superb balance of formal and informal rooms, ensuring flexibility for a variety of lifestyles. The dual-aspect sitting room is a particularly impressive space, flooded with natural light and enjoying direct access to the garden through French doors. Offering ample room for both relaxation and entertaining, the room also benefits from a pre-installed flue, providing the opportunity to add a wood-burning stove if desired.

To the front of the property, the formal dining room enjoys attractive views towards neighbouring green space through elegant sash windows, creating a wonderful setting for family meals and entertaining guests. A separate study provides the ideal environment for home working, hobbies or quiet reading, further enhancing the flexibility of the accommodation.



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At the heart of the home lies the impressive kitchen and breakfast room. Beautifully appointed with a comprehensive range of contemporary units, the kitchen benefits from integrated appliances, generous work surfaces and ample space for informal dining or the addition of a kitchen island. Designed with both practicality and style in mind, this space serves as a true family hub. The adjoining utility room is fitted in a matching style, providing additional storage, workspace and room for further appliances, helping to keep the main living areas organised and uncluttered.

Completing the ground floor is a spacious cloakroom, finished to an excellent standard and enhancing the home's practicality for everyday family living and visiting guests alike.

A truly standout feature of the property is the stunning galleried landing. Bathed in natural light and enhanced by the property's high ceilings, this elegant central space creates a wonderful sense of openness and serves as a striking focal point to the first floor.

The bedroom accommodation is equally impressive, offering four generous double bedrooms. The principal bedroom benefits from bespoke Hammonds fitted wardrobes and a beautifully appointed en-suite shower room, creating a luxurious retreat within the home. A second bedroom also enjoys the benefit of its own en-suite facilities, making it ideal for guests or older family members. The remaining bedrooms are served by a stylish family bathroom finished with quality fittings and contemporary finishes.



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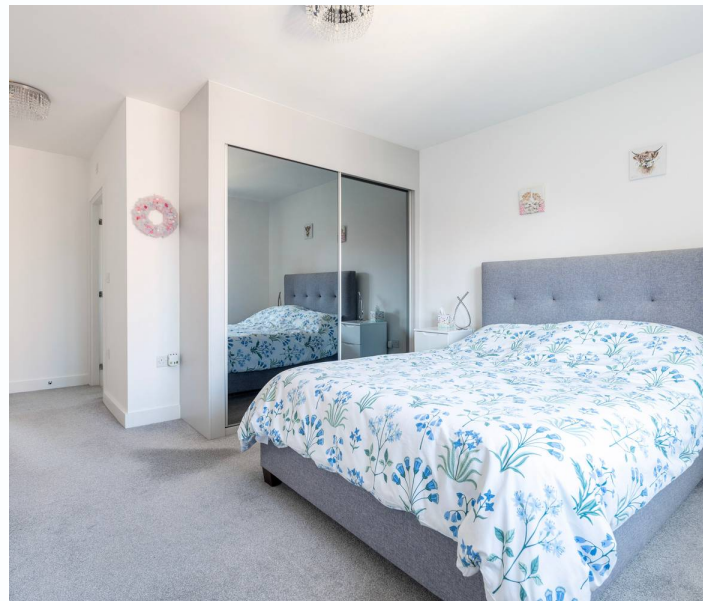
Outside, the property continues to impress. The landscaped rear garden wraps around the side and rear of the home, providing a private and secure environment for families, entertaining and outdoor living. Thoughtfully designed with lawned areas, established planting and a patio adjoining the sitting room, the garden offers an attractive space to enjoy throughout the seasons.

The property's position on the edge of the development is a significant advantage, allowing a greater sense of openness and attractive field views that are increasingly difficult to find within modern developments. The combination of countryside outlook and contemporary convenience is particularly appealing.

A large driveway provides off-road parking for multiple vehicles and leads to the detached double garage, which benefits from twin electric roller doors, power, lighting and useful storage space above. Further practical enhancements include a water softener system, full fibre broadband connectivity and the remainder of the NHBC warranty for additional peace of mind.

Adding even more appeal, the current owners are intending to leave a selection of fitted blinds and curtains, allowing a purchaser to settle into the property with ease from day one.

Combining elegant design, generous family accommodation, a desirable edge-of-development position and open field views, this is an exceptional modern home that successfully blends style, practicality and lifestyle in equal measure.



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Agent's Note

This property will be sold freehold and is connected to mains water, electricity, gas and drainage.

- Estate Maintenance Charge: £98 payable twice yearly (already paid through to the end of 2026).
- Boiler & Hot Water Tank: The boiler is serviced annually, with the hot water cylinder also regularly checked and the inhibitor replaced as part of ongoing maintenance.

Parking is not permitted on Fry Road without the appropriate permission. Prospective purchasers are advised to make their own enquiries regarding any parking restrictions and permissions.

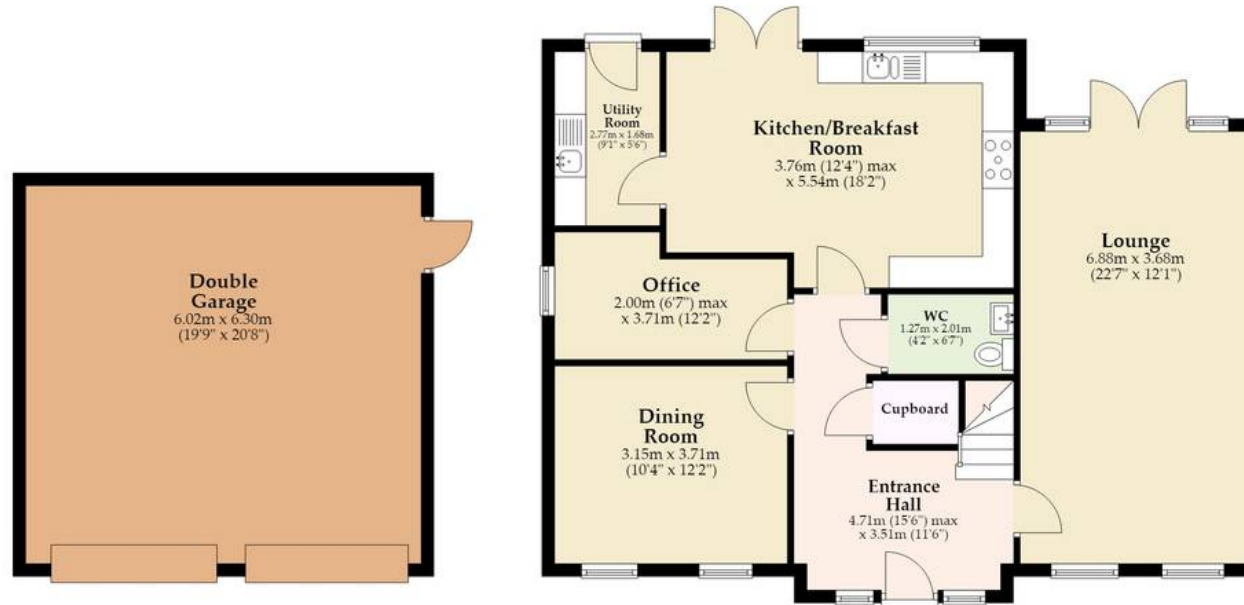
The property is accessed via a shared private road and benefits from its own private driveway parking.



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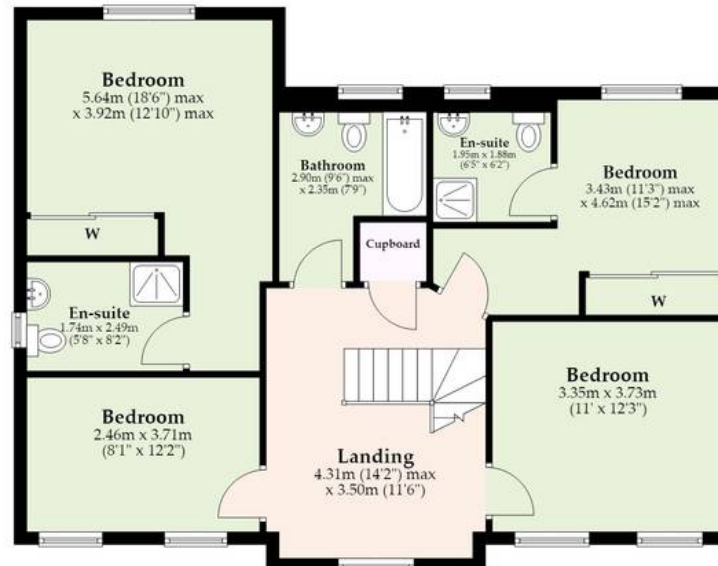
Ground Floor

Approx. 124.9 sq. metres (1343.9 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.8 sq. feet)



Total area: approx. 207.9 sq. metres (2237.7 sq. feet)

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.
Plan produced using PlanUp.

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Minors & Brady
Your home, our market



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