



9 Oaks Lea, Acle

Minors & Brady

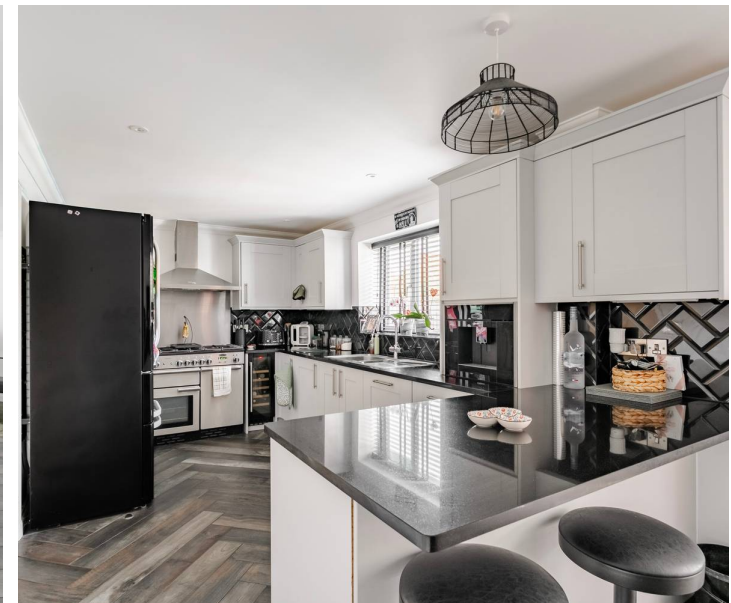


9 Oaks Lea

Acle, Norwich

Modern family living at its finest, complete with a stylish extension and space for everyone to enjoy. This beautifully presented four-bedroom detached home is positioned within a sought-after modern development in Acle, offering spacious and versatile accommodation throughout. Highlights include a striking kitchen/dining room, a valuable garden room extension, contemporary finishes and a superb balance of practical and sociable living space. Outside, a generous garden, garage and brickweave driveway providing parking for multiple vehicles further enhance the property's appeal. Finished with character, personality and a high standard of presentation throughout, this is a home ready for its next family to move straight into and enjoy.

- Detached family home positioned within a sought-after modern development
- Attractive red brick exterior with a spacious brickweave driveway
- Driveway and garage providing parking for multiple vehicles
- Stylish kitchen/dining room finished in a contemporary monochrome design
- Space for a range cooker alongside a fitted wine fridge
- Bright and versatile garden room extension ideal for entertaining
- Herringbone flooring throughout the majority of the ground floor
- Four individually styled bedrooms full of character and personality
- Principal suite with marble-inspired en-suite shower room facilities
- Generous rear garden with lawn and multiple patio seating areas





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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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Oaks Lea, Acle

Set within a modern and highly sought-after development, this impressive detached family home combines contemporary styling, spacious accommodation and a beautifully considered layout designed around modern living. Instantly recognisable by its attractive red brick façade, the property offers a warm and welcoming presence, complemented by a brickweave driveway providing off-road parking for multiple vehicles alongside an attached garage.

Stepping inside, the home has been thoughtfully enhanced by the current owners, creating a stylish and inviting environment throughout. Herringbone flooring flows across much of the ground floor, adding a sense of continuity and quality, while the sitting room benefits from soft carpeting underfoot, providing a cosy and comfortable retreat away from the busier family spaces.

The welcoming hallway leads to a convenient ground floor WC before opening into the principal reception rooms. The sitting room offers generous proportions for everyday family life, with ample space for furnishings and a pleasant outlook to the front. To the rear, the kitchen/dining room serves as the true heart of the home, perfectly designed for both family living and entertaining.

Presented in a striking black and white colour scheme, the kitchen is fitted with a range of contemporary units and generous work surfaces, while also offering space for a range cooker. A wine fridge provides a practical yet luxurious finishing touch, making the space equally suited to hosting friends as it is to daily family routines.



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A particularly valuable addition is the garden room extension, which significantly enhances the ground floor accommodation. Filled with natural light and overlooking the garden, this versatile space creates an ideal setting for entertaining, relaxing, children's play space or simply enjoying the changing seasons. The seamless connection between the kitchen and extension creates a sociable environment that many modern families seek.

Upstairs, the property continues to impress with four bedrooms arranged around a central landing. Each room offers its own personality, with adventurous colour palettes creating charming and individual spaces throughout. From colourful and imaginative children's bedrooms to the calm and sophisticated principal suite, the accommodation has been designed to feel both practical and expressive. The main bedroom benefits from a stylish en-suite shower room finished with marble-inspired detailing, while the remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden provides excellent space for families to enjoy. Predominantly laid to lawn, it is complemented by patio seating areas that create ideal spots for outdoor dining, summer gatherings or simply unwinding at the end of the day. While not completely secluded, the garden enjoys a relatively private feel and offers a wonderful balance of openness and usability.

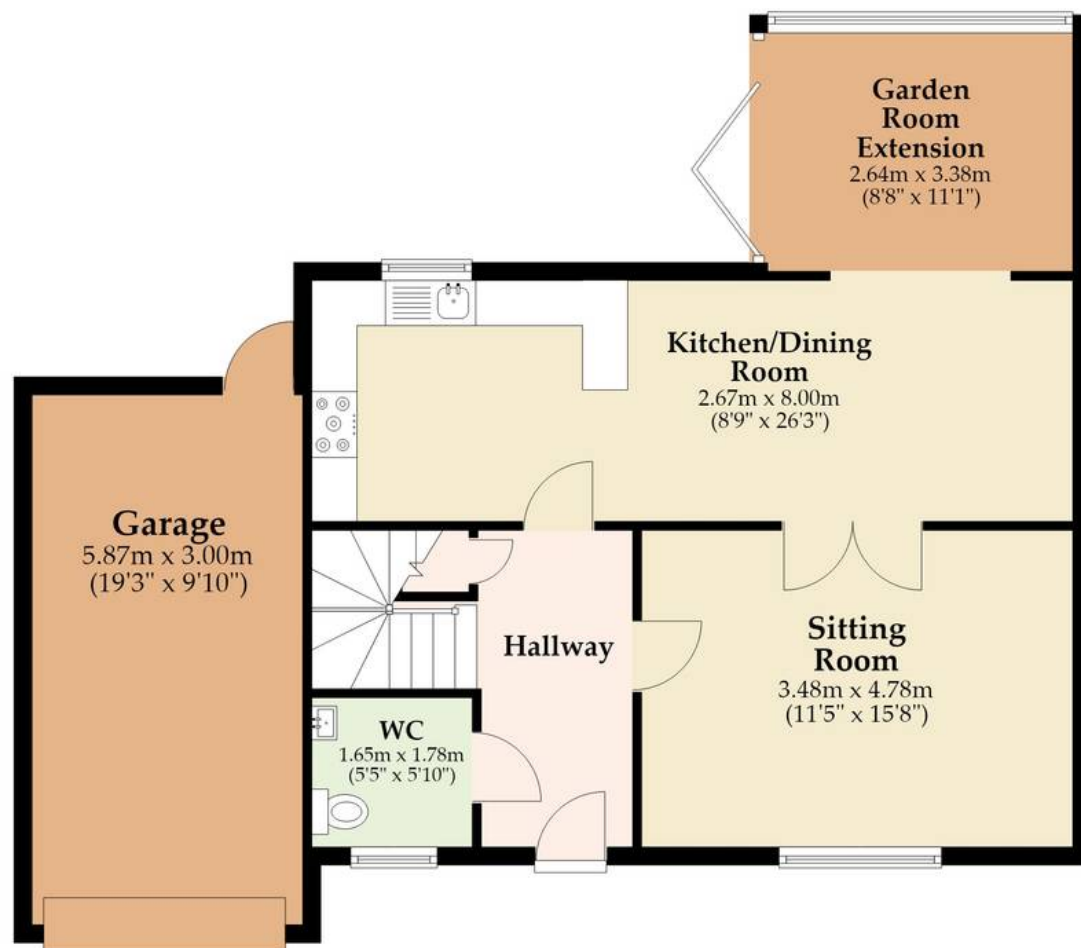
The garage provides valuable storage space in addition to the generous parking available on the brickweave driveway, making the property ideally suited to households with multiple vehicles.



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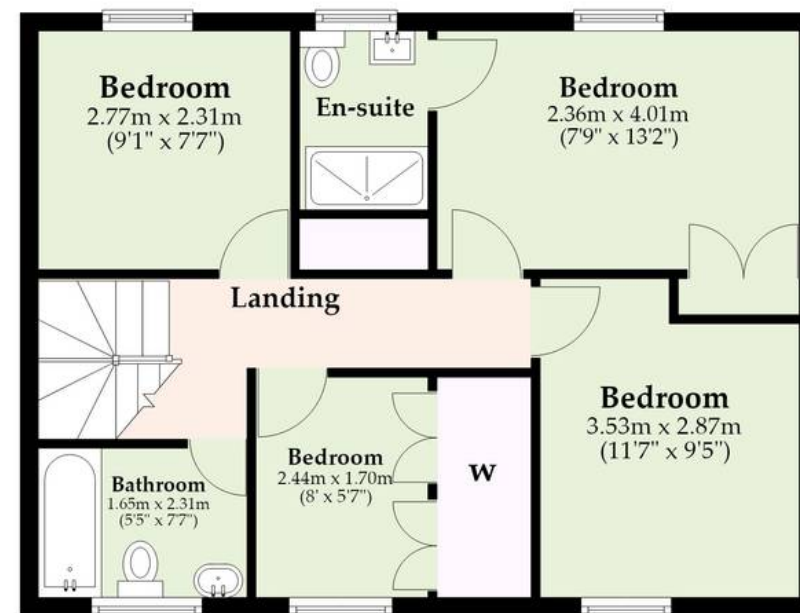
Ground Floor

Approx. 75.5 sq. metres (812.4 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



Total area: approx. 125.7 sq. metres (1353.4 sq. feet)

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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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