

Flat 10, Calthorpe Green Old Road, Acle

Minors & Brady

Flat 10

Calthorpe Green Old Road, Norwich

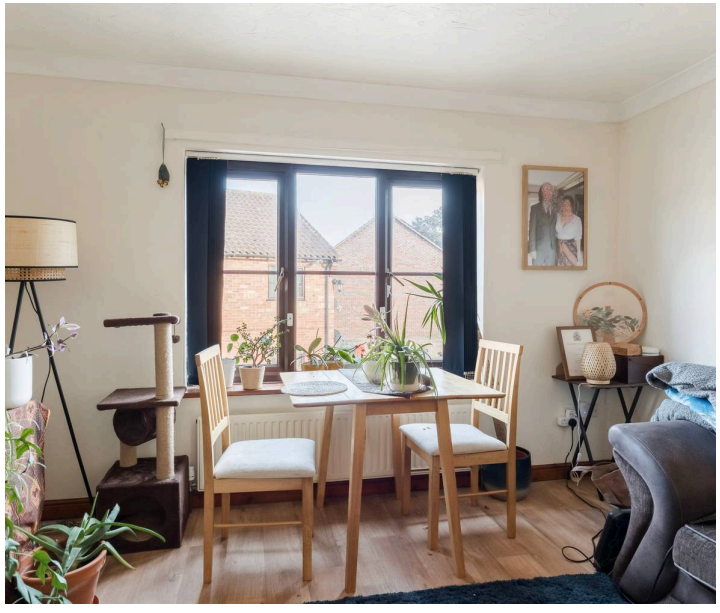
This well-presented first-floor flat offers comfortable and well-arranged accommodation in a convenient central Acle location. With two double bedrooms, a spacious sitting and dining room, fitted kitchen and allocated parking, the property provides a practical and appealing home for a range of buyers.

Offered on a long leasehold basis, it would make an excellent choice for a first-time buyer, professional or anyone looking for a well-positioned home within easy reach of local amenities and transport links.

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Flat 10

Calthorpe Green Old Road, Norwich

- Well presented first floor flat offering comfortable and well arranged accommodation in a prime central Acle location, within easy walking distance of local shops and amenities
- Long leasehold property, providing an excellent opportunity for first time buyers, professionals or those seeking a convenient home or investment
- Spacious sitting and dining room offering plenty of room for comfortable seating and a dedicated dining area, with natural light from the front facing window
- Fitted kitchen arranged in a practical U shaped layout, providing a good range of wall and base units, useful workspace and space for freestanding appliances
- Two well proportioned double bedrooms positioned to the rear of the property, offering comfortable accommodation and flexibility for guests or home working
- Larger principal bedroom benefiting from a built in storage cupboard, helping to make the most of the available space
- Practical shower room fitted with a walk in double shower, complemented by tiled splashbacks and a useful built in airing cupboard
- Allocated parking for one vehicle within the communal residents' car park, together with access to a communal courtyard style garden and brick built storage shed
- Conveniently positioned close to Acle's local shops, amenities and transport links, with connections towards Norwich and Great Yarmouth

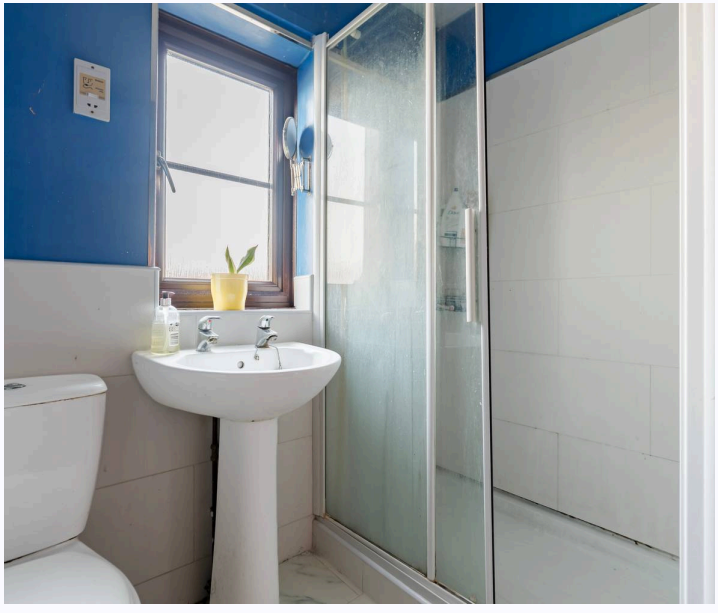
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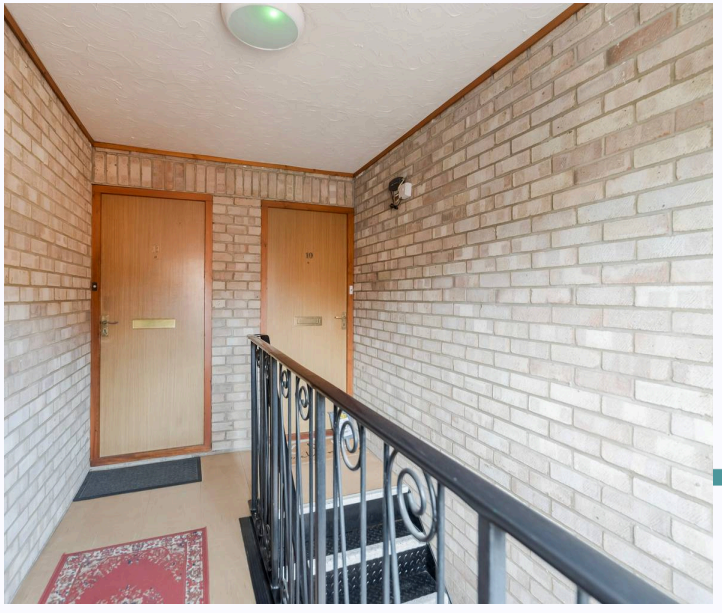












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Location

Situated in the well-established village of Acle, this property enjoys a convenient location with a good range of everyday amenities close at hand. The village offers independent shops, convenience stores, cafés, public houses, a medical centre, and schooling for primary and secondary ages. Acle railway station provides connections towards Norwich and Great Yarmouth, while the nearby A47 offers straightforward road links to both destinations and the wider Norfolk area.

The village is also ideally placed for exploring the Norfolk Broads, with the nearby River Bure and Acle Bridge providing access to beautiful waterways, scenic walking routes, and opportunities for boating and wildlife watching. The surrounding countryside offers plenty of open green spaces and picturesque rural surroundings, while Norwich and Great Yarmouth provide a wider choice of shopping, dining, and leisure facilities within convenient travelling distance.

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Accessed via a secure communal entrance, stairs lead to the first floor and the private entrance to the flat. The welcoming hallway provides a useful introduction to the accommodation, with a built in storage cupboard and access to the principal rooms.







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The sitting and dining room is a generous reception space, offering plenty of room for comfortable seating alongside a dining area. The front facing window allows natural light into the room, while the wood effect flooring adds to the practical finish. This is a versatile space for relaxing, entertaining or enjoying everyday meals.

The fitted kitchen is arranged in a practical U shaped layout, with a good range of wall and base units providing useful storage and workspace. There is space for an electric cooker, fridge freezer and washing machine, together with tiled splashbacks and vinyl flooring. The wall mounted gas boiler is also located within the kitchen.

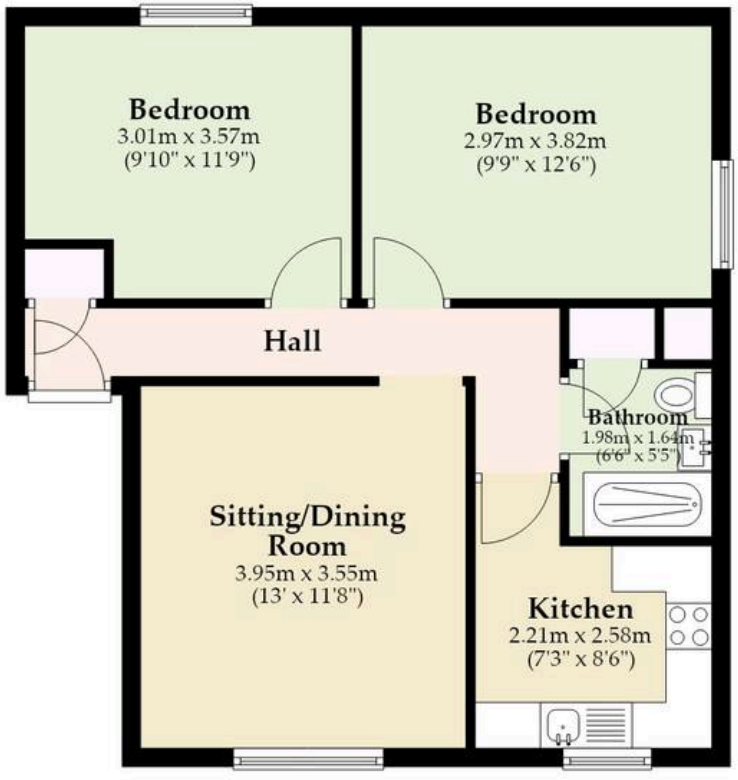
There are two double bedrooms positioned to the rear of the property, both finished with wood effect flooring. The larger bedroom benefits from a built in storage cupboard, while the second bedroom offers further flexibility for guests, home working or additional living requirements. The accommodation is completed by a shower room fitted with a walk in double shower, wash basin and WC, alongside a useful airing cupboard.

Outside, residents have access to a communal courtyard style garden to the rear of the building, providing an outdoor space to enjoy. There is also a brick built storage shed, offering useful additional space for belongings. The property further benefits from allocated parking for one vehicle within the communal residents' car park.

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First Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.5 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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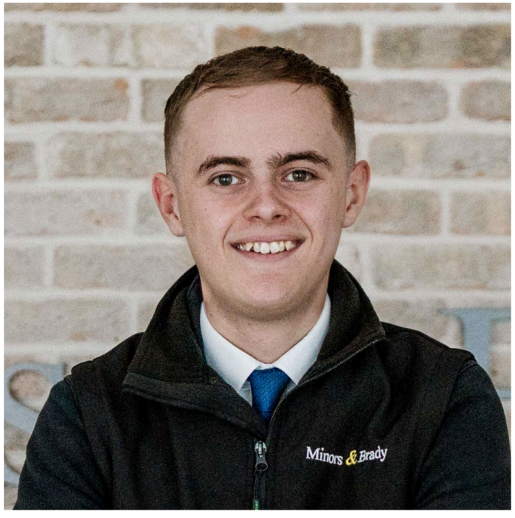
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Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

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Your home, our market

homes@minorsandbrady.co.uk 01603 783088 6 Church Road, Hoveton, NR12 8UG

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Matt Waters
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Victoria Payne
Mortgage and Protection Adviser

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