

# 8 Priory Close, Acle

Minors & Brady

# 8 Priory Close

## Acle, Norwich

Move straight in and enjoy effortless single-level living in the heart of Acle. This extended semi-detached bungalow offers bright, well-maintained accommodation that is perfectly suited to those seeking a comfortable and low-maintenance home. Spacious living areas flow seamlessly through to the south-facing rear garden, creating an ideal environment for both relaxing and entertaining. Two bedrooms are complemented by a modern shower room and practical kitchen, while outside there is parking, a garage and attractive gardens. Further benefits include a replacement front door installed in 2020 and a boiler approximately three years old that remains within warranty. Conveniently positioned within this sought-after Broadland village, the property combines everyday practicality with excellent access to local amenities and transport links.

- Extended semi-detached bungalow in Acle
- Move-in ready accommodation throughout
- Ideal for those seeking single-storey living
- Spacious lounge opening to dining area
- Bright and versatile living accommodation
- South-facing rear garden enjoying all-day sun
- Two well-proportioned bedrooms
- Modern shower room with contemporary finish
- Garage, utility space and driveway parking
- Boiler installed approximately three years ago and still within warranty

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## Acle, Norwich

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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# 8 Priory Close

## Acle, Norwich

**Priory Close, Acle**

Situated within the popular Broadland village of Acle, this well-presented semi-detached bungalow offers comfortable and practical single-storey living in a convenient residential setting. Beautifully maintained and ready to move straight into, the property will particularly appeal to those seeking the ease and accessibility of life on one level, without compromising on space or functionality.

Having been extended to enhance the accommodation, the home provides a well-balanced layout with bright and versatile living spaces. At its heart is a spacious reception area which flows naturally into a separate dining space, creating an excellent environment for both everyday living and entertaining. Large glazed doors allow plenty of natural light to enter while also providing direct access to the rear garden, helping to create a wonderful connection between the indoor and outdoor spaces.

The kitchen is fitted with a range of storage units and work surfaces, offering a practical and functional space for day-to-day use. The accommodation further benefits from two well-proportioned bedrooms, both providing comfortable sleeping arrangements, alongside a modern shower room.

Outside, the property enjoys attractive gardens to both the front and rear, with the south-facing rear garden providing an ideal setting for relaxing, gardening or enjoying the sunshine throughout the day.

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A driveway provides off-road parking and leads to a garage with a useful additional area to the rear, offering flexibility for storage, hobbies or household needs.

Further benefits include a replacement front door installed in 2020 and a modern boiler, approximately three years old, which remains within its warranty period, providing added peace of mind for prospective purchasers.

Combining easy-to-manage accommodation with desirable village surroundings, this appealing bungalow is well placed for access to local amenities, transport links and the Norfolk Broads, making it an excellent opportunity for those seeking a peaceful, move-in-ready home in a well-connected location.

**Agent's Note**

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

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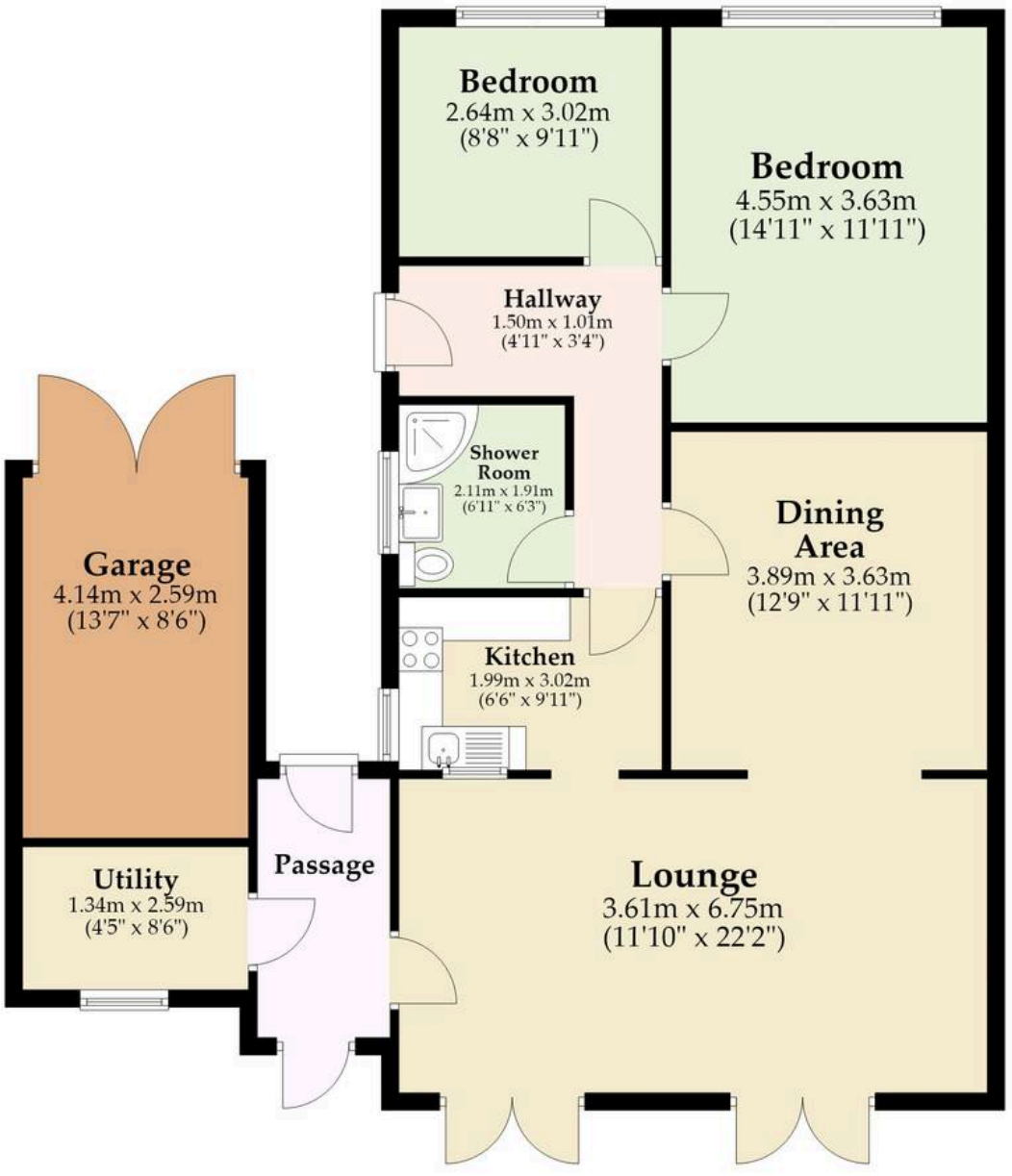
# Ground Floor

Approx. 90.0 sq. metres (968.7 sq. feet)
(excluding Garage)




Total area: approx. 90.0 sq. metres (968.7 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.

# Dreaming of this home?
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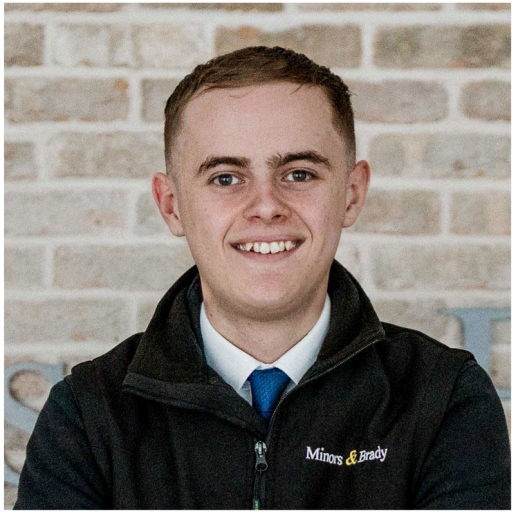
Branch Partner




Meet *Daryl*
Listings Manager




Meet *Matthew*
Senior Property Consultant

Minors & Brady

*Your home, our market*

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