



**Old Orchard Pyebush Lane, Acle Norwich NR13 3QZ**

**welcome to**

**Old Orchard Pyebush Lane, Acle Norwich**

A genuinely stunning property occupying a generous plot, set within an enviable location. Boasting ample living accommodation, four bedrooms (ensuite to master), family bathroom, well equipped kitchen, utility area and integral garage to the ground floor with a large playroom and loft room to the first



Occupying a sizeable plot in the sought-after village of Acle, this substantial and versatile family home offers over 2,276 sq.ft of accommodation and is ideally positioned within easy reach of a wide range of local amenities, schools, transport links and everyday conveniences.

The property opens into a welcoming entrance hall and provides spacious and flexible living throughout. At the heart of the home is an impressive open-plan kitchen/lounge, creating an excellent space for both family life and entertaining, with generous proportions and direct access to the garden.

The ground floor offers four bedrooms, providing adaptable accommodation for families, guests or those working from home, alongside family bathroom facilities and useful internal access to the garage.

To the first floor, a large playroom and separate loft room offer further versatile space, ideal as a games room, hobbies area, home office or additional reception areas (subject to individual requirements).

Outside, the property enjoys a sizeable plot with a lovely lawned rear garden, providing an excellent outdoor space for relaxing, entertaining and family enjoyment. To the front, there is ample space and access to the attached garage.

Located in the popular Broadland village of Acle, the property benefits from convenient access to a range of local amenities including shops, schooling, cafés and transport connections, making it an ideal setting for family living.



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## Old Orchard Pyebush Lane, Acle Norwich

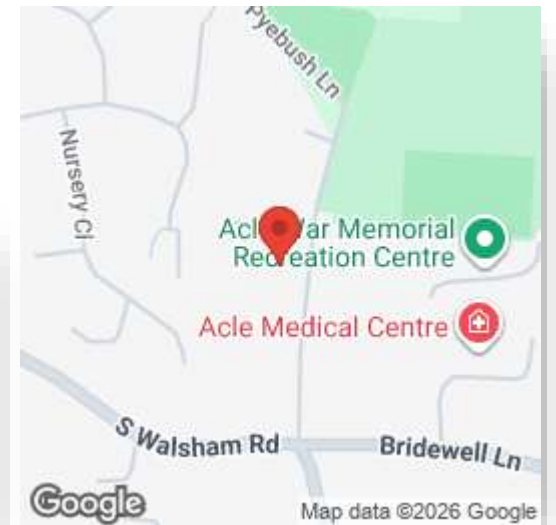
- Individually designed home
- Generous plot
- Stunning location
- Four double bedrooms with ensuite to master
- Large playroom to the first floor

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR144642 - 0002

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