



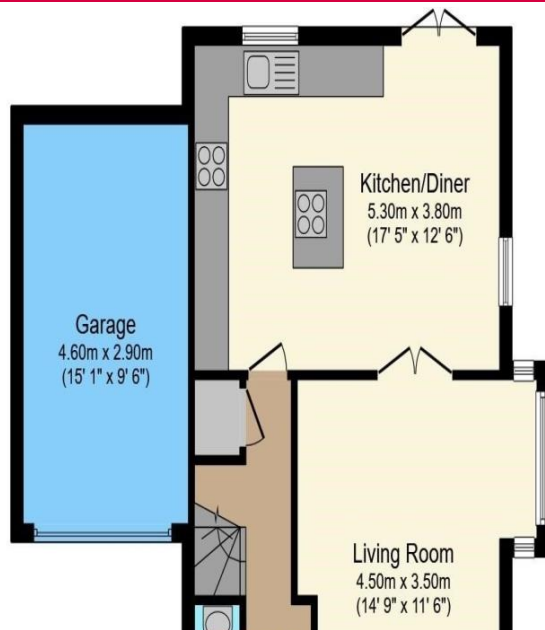
**Primrose Drive | , Acle, NR13 3EF**

**£1,995 pcm**

**\*\* VIDEO TOUR \*\*** Gilson Bailey Lettings are delighted to offer this stunning four bedroom, two bathroom executive detached new home situated close to the station and A47 providing excellent transport links. Acle village centre is also close by and provides shops, schools, restaurants, pubs and other amenities. The accommodation comprises of an entrance hall, downstairs cloakroom, large double aspect living room, stunning kitchen dining room with all appliances, master bedroom with en-suite shower room, two further double bedrooms, one single bedroom, main bathroom with shower over the bath, private enclosed garden, garage and driveway parking for several cars, gas central heating, double glazing, Energy Rating B, Council Tax Band E, UNFURNISHED



Available From: Now



#### Bathroom (First Floor)

Luxury white suite comprising bath with shower over, WC and wash basin. Heated towel rail, inset spotlights, frosted window.

#### Bedroom 1 (First Floor)

3.80m (12'6") x 3.20m (10'6")

Master bedroom, double aspect windows allow much daylight in, TV point, radiator. Door to en-suite shower room.

#### Bedroom 1 en-suite (First Floor)

Superb modern white suite comprising double sized shower cubicle with 'rainfall' shower, WC and wash basin. Heated towel rail, inset spotlights, frosted window.

#### Bedroom 2 (First Floor)

3.20m (10'6") x 2.90m (9'7")

Double bedroom, front aspect window, TV point, radiator.

#### Bedroom 3 (First Floor)

2.90m (9'7") x 2.70m (8'11")

Double bedroom, double aspect windows, radiator.

#### Bedroom 4 (First Floor)

2.60m (8'7") x 2.30m (7'7")

Good sized single bedroom, rear aspect window, radiator. This room would also make an ideal home office.

#### Agents Note

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

#### Agents Notes

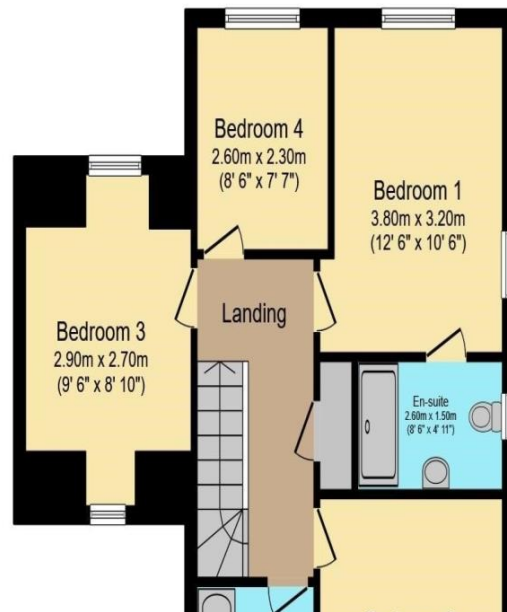
There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy. Please contact the office for further details.

#### Garage & Driveway

Integrated garage with up & over door, power and light. Private brick-weave driveway for several cars.

#### Garden

Fully enclosed private rear garden, mainly laid to lawn with patio area. Open plan front garden mainly laid to lawn.



#### Downstairs Cloakroom (Ground Floor)

Suite in white comprising WC and wash basin. Laminate floor, frosted window, inset spotlights, radiator.

#### Entrance Hall (Ground Floor)

Part glazed front door to entrance hall. Quality laminate floor, built in storage cupboard, radiator.

#### Kitchen Dining Room (Ground Floor)

5.30m (17'5") x 3.80m (12'6")

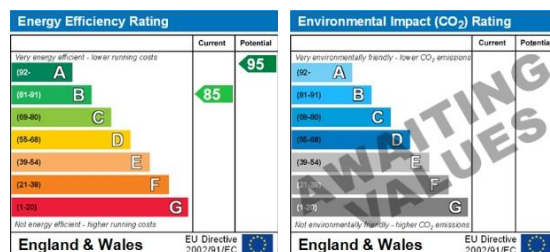
Stunning modern kitchen with ample storage and work surface including central island. Appliances include electric hob, double oven, cooker hood, dishwasher, American style fridge/freezer, wine cooler and washing machine. Dining area with glazed double doors to garden.

#### Living Room (Ground Floor)

4.50m (14'10") x 3.50m (11'6")

Large living room with big front and side aspect bay window which allows much natural light in providing the room with a bright and welcoming feel. Quality laminate floor, TV point, radiator. Glazed double doors to dining room.

## Energy ratings



**Directions:** Leave Norwich on the A47 East bound. Take the first exit signposted for Acle. At the round about go right and pass Acle station and then take the 1st left into the development and the property will be found on the right.