



The Haven, Newton Road, Castle Acre, King's Lynn, PE32 2AZ

welcome to

The Haven, Newton Road, Castle Acre, King's Lynn

A very well presented 4 bedroom Edwardian period property, located within the highly-regarded, historic village of Castle Acre. Situated within reach of countryside walks including the castle ruins. This stunning home offers an abundance of character and space inside, with truly outstanding gardens!



Accommodation:

Part glazed external entrance door opening to:

Entrance Lobby

Door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, multi-pane glazed door opening to:

Dining Room

10' 10" x 10' (3.30m x 3.05m)

Fireplace with built-in storage cupboard (housing the oil fired central heating boiler), radiator, picture rail, telephone point, carpet flooring, dual aspect with multi-pane window to the side and multi-pane glazed French style doors opening to the rear patio area and gardens, door opening to the kitchen/breakfast room, further door opening to:

Sitting Room

16' 1" x 12' 2" (4.90m x 3.71m)

Feature fireplace with raised hearth and mantelpiece over, radiator, picture rail, television point, carpet flooring, dual aspect with multi-pane window to the side and multi-pane bay window to the front.

Kitchen / Breakfast Room

11' 5" x 9' 10" (3.48m x 3.00m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level oven and fitted four-ring hob with concealed extractor hood over, former fireplace recess, under-stairs cupboard, display shelving, radiator, ceramic tiled flooring, dual aspect multi-pane double glazed windows to the rear and side, door opening to:

Utility Room

7' 6" x 4' 2" (2.29m x 1.27m)

Space and plumbing for washing machine, space for fridge-freezer, ceramic tiled flooring, multi-pane window to the rear aspect, part glazed external entrance door opening to the side aspect.

First Floor Landing

Staircase rising to the second floor accommodation, carpet flooring, doors opening to bedrooms 1 and 2 and the family bathroom.

Bedroom 1

16' x 15' 9" (4.88m x 4.80m)

Radiator, television and telephone points, exposed wooden flooring, dual aspect with multi-pane window overlooking the side and multi-pane bay window overlooking the front, providing a superb light and airy feel to the room.

Bedroom 2

11' 6" x 9' 10" (3.51m x 3.00m)

Radiator, picture rail, exposed wooden flooring, dual aspect with multi-pane windows overlooking the rear and side, door opening to:

Walk-In Wardrobe/Dressing Room

8' 6" x 4' 3" (2.59m x 1.30m)

Multi-pane window overlooking the rear aspect.

Family Bathroom

9' 10" x 9' 6" (3.00m x 2.90m)

Suite comprising low level w.c, hand wash basin, panelled bath and separate walk-in shower enclosure, part tiled walls, radiator, dual aspect multi-pane double glazed windows to the rear and side.

Second Floor Landing

Built-in storage cupboard, opening through to the open landing/study area, door opening to bedroom 4.

Open Landing / Study Area

11' 2" x 5' 3" (3.40m x 1.60m)

(Sloping ceiling) A useful work/study space with multi-pane window overlooking the side aspect, door opening to:

Bedroom 3

16' 1" x 10' 2" (4.90m x 3.10m)

(Sloping ceiling) Radiator, carpet flooring, dual aspect multi-pane windows overlooking the front and side.

Bedroom 4

9' 2" x 7' 10" (2.79m x 2.39m)

(Sloping ceiling) Radiator, carpet flooring, dual aspect multi-pane windows overlooking the rear and side.

Outside

To the front of the property, there is a low brick retaining wall with steps and a pathway leading to the main entrance door. There are formal well-stocked borders and a gravelled driveway providing off-road parking.

The mature gardens, which are a particular feature of the property, are in the main set to the rear. Directly to the rear of the property, there is a charming paved courtyard area, ideal for alfresco entertaining with a small retaining wall. The mature, well-stocked gardens stretch away from the property and comprise of tree and shrub-lined pathways, well-stocked flower beds; these include fig, flowering cherry and rose with established shrubs such as laurel, eucalyptus and honeysuckle, which give a good degree of privacy. There is also a garden storage area and timber garden storage shed.

Location

The wonderful village of Castle Acre is situated approximately 5 miles from the historic market town of Swaffham and just under 15 miles from King's Lynn. A beautiful and picturesque village, Castle Acre is situated on the Peddars Way and is steeped in history, home to the ancient castle built in the 12th-century by the Normans. The village is well-served with a Budgens store and fish & chip shop, primary school, 'The Ostrich' public house, which serves food and local ales, tea rooms, antique shop, second-hand book shop and the village also boasts lovely walks along the River Nar. Castle Acre is well situated for access to the A1065 and A47, providing direct access routes to King's Lynn and Norwich, both of which have direct rail links to London.

Council Tax Band

This property is Council Tax band C. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

The Haven, Newton Road, Castle Acre

- 4 bedroom Edwardian semi-detached period property
- Many character features
- Bay-fronted sitting room and formal dining room
- Kitchen/breakfast room and separate utility room
- Beautiful rear garden and courtyard
- Off-road parking
- Oil fired radiator central heating
- Located in the village of Castle Acre, arguably one of Norfolk's most sought-after villages

Tenure: Freehold EPC Rating: F

£400,000 - £425,000 guide



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



directions to this property:

Upon entering Castle Acre from the Swaffham/A1065 direction, proceed along Newton Road and the property will be found on the right hand side, identified by our William H Brown "For Sale" board.

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Property Ref:
SFM109205 - 0007

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