



**Providence Cottage, Chimney Street, Castle Acre, King's Lynn, PE32 2AB**



**welcome to**

**Providence Cottage, Chimney Street, Castle Acre, King's Lynn**

>>**NO ONWARD CHAIN!** A 4 double bedroom brick and flint detached cottage, situated in the highly sought-after village of Castle Acre. Offering character and charm in abundance, this quaint property boasts an en suite, detached garage, driveway, far-reaching countryside views on three sides and more!



### **Accommodation:**

Composite external entrance door with UPVC double glazed panels opening to:

### **Entrance Hall**

Staircase rising to the first floor landing, carpet flooring, radiator, doors opening to the lounge, kitchen and utility room, further door opening to:

### **Ground Floor W.C**

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, UPVC double glazed window to the rear aspect.

### **Lounge**

20' 8" x 13' 4" ( 6.30m x 4.06m )

Feature fireplace with log burner effect electric fire, brick surround and tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, UPVC double glazed patio doors opening to the garden.

### **Kitchen**

17' 1" x 14' 5" ( 5.21m x 4.39m )

A comprehensive range of wall and floor mounted fitted kitchen units in light oak finish with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and fitted hob with concealed cooker hood over, plumbing for dishwasher, radiator, tiled flooring, UPVC double glazed windows to the side and rear aspect, opening to:

### **Utility Room**

7' 5" x 5' 4" ( 2.26m x 1.63m )

Space and plumbing for washing machine, oil fired central heating boiler serving domestic heating and hot water systems.

### **Dining Room**

10' 10" x 9' 8" ( 3.30m x 2.95m )

Radiator, tiled flooring, UPVC double glazed window to the front aspect, opening to:

### **Conservatory**

11' 11" x 11' ( 3.63m x 3.35m )

Of UPVC double glazed construction on a brick base with double glazed ceiling, tiled flooring, UPVC double glazed French doors opening to the side aspect.

### **First Floor Landing**

Built-in storage cupboard, carpet flooring, UPVC double glazed window overlooking the front aspect with far reaching field views, doors opening to all bedrooms and the family bathroom.

### **Master Bedroom**

12' 3" x 10' 1" ( 3.73m x 3.07m )

Radiator, television point, carpet flooring, UPVC double glazed windows overlooking the side aspect with far reaching countryside views, door opening to:

### **En Suite Shower Room**

Suite comprising low level w.c, hand wash basin and shower cubicle with mains connected shower, part tiled walls, UPVC double glazed window overlooking the rear aspect.

### **Bedroom 2**

13' 5" x 7' 11" ( 4.09m x 2.41m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect with far reaching countryside views.

### **Bedroom 3**

10' 9" x 9' 7" ( 3.28m x 2.92m )

Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect with far reaching countryside views.

### **Bedroom 4**

10' 10" x 10' 5" max ( 3.30m x 3.17m max )

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window overlooking the side aspect with far reaching countryside views.

### **Family Bathroom**

Suite comprising low level w.c, hand wash basin and panelled bath with electric shower over, laminate flooring, part tiled walls, UPVC double glazed window overlooking the rear aspect.

### **Outside**

To the front of the property, there is a gravelled driveway, which leads to a single detached garage. The front garden is set with a selection of plants, shrubs and hedges, together with some beautiful flowers. A paved pathway leads to the main entrance door of the cottage and to the conservatory.

The rear garden is mainly gravelled with a paved patio seating area, a variety of plants, shrubs and a few small trees. A timber fence boundary ensures the garden is fully enclosed with gated access to the front.

### **Detached Garage**

17' 7" x 9' 4" ( 5.36m x 2.84m )

Up and over door, power and lighting connected, roof storage, window overlooking the garden, personal door opening to the garden.

### **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 Spar 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.

### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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welcome to

## Providence Cottage, Castle Acre

- **NO ONWARD CHAIN!**
- 4 double bedroom detached brick and flint cottage
- Beautiful village location with stunning views
- Enclosed rear garden, detached garage and driveway
- Dual aspect 20' lounge and large kitchen
- En suite shower room and separate family bathroom
- Dining room and conservatory
- Ground floor w.c and utility room

Tenure: Freehold EPC Rating: D

offers in excess of **£450,000**



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Property Ref:  
SFM109340 - 0014

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### directions to this property:

From Swaffham town centre, travel along Station Street towards Fakenham. Follow the road for approximately 4 miles, taking the left hand turn signposted 'Castle Acre'. Follow the road to the village of Castle Acre and take the second left hand turn onto Blind Lane. Take the first right hand turn onto Chimney Street, following this road and the cottage will be found on the right hand side, identified by our William H Brown "For Sale" board.

  
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