



Pales Green, Castle Acre, King's Lynn, PE32 2AW

welcome to

Pales Green, Castle Acre, King's Lynn

>> **NO ONWARD CHAIN!** A beautiful 2 bedroom character cottage of brick & flint elevations, occupying a non-estate position within this highly sought-after village. Boasting a cosy lounge with wood burner & open-plan kitchen/breakfast room, together with a low maintenance rear garden and much more...



We are extremely pleased to bring to the market this charming terraced cottage of striking flint faced and mellow red-brick elevations with exposed flint detailing, located a stone's throw from the centre of this historic and much sought-after village, which is situated under 5 miles from the bustling market town of Swaffham. Castle Acre boasts a quintessential village green, which is surrounded by residential properties, shops, public house/restaurant, cafe and tea rooms. There is also fish & chip shop and primary school. The village offers a beautiful, historic setting, nestling within undulating surrounding countryside.

Offered for sale with **NO ONWARD CHAIN**, the property boasts ground floor accommodation briefly comprising; entrance lobby, cosy lounge with wood burner, kitchen/breakfast room and rear porch. This is complemented on the first floor by two well-proportioned bedrooms and the bathroom. Coupled with this accommodation, the property further benefits from electric economy storage heating and low maintenance rear gardens with a timber summerhouse, which could be further utilised as a home office.

An internal inspection is essential to fully appreciate the accommodation and location offered!

Accommodation:

Part glazed external entrance door opening to:

Entrance Lobby

Door opening to:

Lounge

14' 9" max x 12' max (4.50m max x 3.66m max)
Feature fireplace with exposed red-brick chimney breast and inset wood burner, storage heater, television point, multi-pane window to the front aspect, door opening to:

Kitchen/ Breakfast Room

14' 9" x 11' 2" (4.50m x 3.40m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, fitted Rangemaster cooker, breakfast bar island with work surfaces over and storage cupboards under, space for fridge-freezer, plumbing for washing machine, staircase leading to the first floor landing, storage heater, tiled flooring, multi-pane window to the rear aspect, part glazed door opening to:

Rear Porch

6' 6" x 3' 10" (1.98m x 1.17m)
External entrance door opening to the rear garden.

First Floor Landing

Carpet flooring, doors opening to both bedrooms and the family bathroom.

Bedroom 1

14' 8" max narrowing to 12' 6" min x 11' 2" (4.47m max narrowing to 3.81m min x 3.40m)
Storage heater, multi-pane window overlooking the front aspect.

Bedroom 2

11' 4" x 6' 8" (3.45m x 2.03m)
Storage heater, multi-pane window overlooking the rear aspect.

Family Bathroom

7' 8" x 7' 2" (2.34m x 2.18m)
Suite comprising low level w.c, hand wash basin and panelled bath, storage heater, multi-pane window overlooking the rear aspect.

Outside

To the front of the property there is a small stocked border area with steps leading up to the main entrance door.

Immediately behind the property, there is an enclosed, established cottage style garden created to minimise ongoing maintenance, which boasts a shingle area with a paved patio seating area, retaining hedging and fencing. Within this garden area there is a timber summerhouse/home office. A gate and pathway behind the neighbouring properties provides side access.

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.

Further amenities can be found within nearby Swaffham, which boasts many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band B. 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

Pales Green, Castle Acre, King's Lynn

- **NO ONWARD CHAIN!**
- 2 bedroom cottage of brick and flint elevations
- Located in the village of Castle Acre, arguably one of Norfolk's most sought-after villages
- Low maintenance, enclosed rear garden with summerhouse/home office
- Cosy lounge with feature fireplace
- Open-plan kitchen/breakfast room
- Character features

Tenure: Freehold EPC Rating: D

offers in excess of **£250,000**



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Property Ref:
SFM109401 - 0007

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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 into the village of Castle Acre onto Bailey Street and take the left hand turn onto Pales Green. Follow the road around and the property will be found on the right hand side.



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