



Castle Acre Road, Great Massingham, King's Lynn, PE32 2HD

welcome to

Castle Acre Road, Great Massingham, King's Lynn

>> **NO ONWARD CHAIN!** An attractive brick and flint cottage, set in an enviable, semi-rural position on the edge of Great Massingham village. Offering far-reaching countryside views, the property further boasts a stunning kitchen/breakfast room, very large rear garden, off-road parking area and more!



We are excited to present to the market this beautiful two bedroom period brick and flint cottage, which is set on the edge of the sought-after village of Great Massingham in a wonderful semi-rural, non-estate position. The beautiful village of Great Massingham is notable for its number of ponds, greens and the very popular Dabbling Duck public house. The village is situated between the bustling market towns of Swaffham and Fakenham and is just a short drive from the North Norfolk coast.

In brief, the ground floor accommodation comprises; cosy lounge with multi-fuel burner, spacious formal dining room, stunning fully fitted kitchen/breakfast room with integrated appliances and a modern fitted shower room. This is complemented on the first floor by two great sized bedrooms, both with built-in wardrobes, and a cloakroom w.c.

Outside, this outstanding home enjoys far-reaching countryside views to both front and rear aspects. There is also a good sized off-road parking area to the front elevation, together with a generous, enclosed rear garden with a brick-built workshop (with power and lighting connected). Coupled with this, the property further benefits from double glazed windows throughout and oil fired radiator heating.

Offering a 'move straight in' feel, this property must be viewed to fully appreciate the accommodation, specification and location offered for sale. **NO ONWARD CHAIN!**

Accommodation:

UPVC part double glazed external entrance door opening to:

Lounge

15' 10" x 11' 11" (4.83m x 3.63m)

Feature fireplace with inset multi-fuel burner, birch and brick surround with tiled hearth, staircase rising to the first floor landing with under-stairs storage cupboard, radiator, wooden flooring, painted ceiling beams, UPVC double glazed window to the front aspect with field views, timber latch door opening to:



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Dining Room

15' 7" x 8' (4.75m x 2.44m)

Radiator, wooden flooring, inset ceiling spotlights, timber latch door opening to the ground floor shower room, opening through to:

Kitchen / Breakfast Room

15' 10" x 8' 8" (4.83m x 2.64m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink with mixer tap, built-in eye-level electric oven and fitted induction hob with concealed cooker hood over, built-in microwave, integrated fridge-freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, fitted wine rack, feature exposed brick wall, wooden flooring, inset ceiling spotlights, three double glazed Velux style windows, UPVC double glazed windows to the rear and side, UPVC double glazed French doors opening to the rear garden.

Ground Floor Shower Room

Suite comprising back to wall w.c, vanity hand wash basin with storage under and walk-in double shower cubicle with mains shower unit, part tiled walls, heated towel rail, tiled flooring, inset ceiling spotlights, UPVC double glazed window to the side aspect.

First Floor Landing

Radiator, timber latch doors opening to both bedrooms and the first floor w.c.

Bedroom 1

12' 1" to wardrobes x 11' 2" (3.68m to wardrobes x 3.40m)

A range of built-in wardrobes, radiator, television point, carpet flooring, loft access, UPVC double glazed window overlooking the front aspect with far-reaching field views.

Bedroom 2

9' 1" + door recess x 8' (2.77m + door recess x 2.44m)

Built-in wardrobes, radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect with wonderful field views.

Cloakroom W.C

Suite comprising vanity unit with back to wall w.c and inset hand wash basin with storage under, tiled splash backs, electric heated towel rail, wooden flooring, double glazed Velux style window.

Outside

To the front of the property, there is a paved garden area with a step up to the main entrance door. A side driveway provides off-road parking, where there is also a further smaller paved patio area. The vendors enjoy lovely, far-reaching field views to the front aspect of the property. Gated access leads to the fully enclosed and well-tended rear garden, which is a particular feature of the property. The rear garden is laid mainly to lawn and extends a great distance, with a large paved patio seating area, brick-built workshop, oil tank, brick-built storage area and external power points. Located at the bottom of the garden, there is also a further paved patio seating area with steps leading up to a shingle garden area that offers stunning countryside views beyond.

Workshop

14' 8" x 6' 10" (4.47m x 2.08m)

Brick-built workshop with power and light connected.

Location

Great Massingham lies between the bustling market towns of Swaffham and Fakenham and is within a 25 minutes' drive of the North Norfolk coast, with its stunning white sandy beaches, cliff views and walks. Great Massingham is renowned for its ponds, greens and the Dabbling Duck public house, serving quality food and local ales, together with the village shop, well-regarded primary school and the 13th century Church of St Mary. A broader range of amenities are available in the nearby towns including supermarkets, doctors and dental surgeries, smaller independent shops, as well as Swaffham's thriving Saturday market. There are direct train links to Cambridge and London Kings Cross from Downham Market and King's Lynn.

directions to this property:

Leave Swaffham via the A1065 towards Fakenham. After approximately 3 miles, take the left hand turn sign posted 'Castle Acre' and 'Castle & Priory'. Follow this road all the way through the village of Castle Acre and leave the village. Continue along this road for a short while and at the crossroads, proceed straight over onto Castle Acre Road. Follow the road for just under 1 mile and the property will be found on the right hand side, identified by our "For Sale" board.

welcome to

Castle Acre Road, Great Massingham

- 2 bedroom brick and flint cottage
- **NO ONWARD CHAIN!**
- Non-estate, semi-rural village location
- Large, enclosed rear garden with brick-built workshop and off-road parking
- Wonderful far-reaching field views to the front & rear
- 2 spacious reception rooms
- Contemporary fitted shower room
- Open-plan lounge and kitchen
- Attractive Sash windows

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109465 - 0005

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