



Orchard Villa, Back Lane, Castle Acre, King's Lynn, PE32 2AR

welcome to

Orchard Villa, Back Lane, Castle Acre, King's Lynn

>> NO ONWARD CHAIN! An extended 3/4 double bedroom double-fronted detached bungalow, occupying an established, non-estate edge of village position. Further boasting a spacious sitting room with feature fireplace, en suite facilities, front and rear gardens, driveway, detached garage and more!



Description

We are extremely pleased to welcome to the market this deceptively spacious detached bungalow, originally constructed, we believe, in the 1950's. Located on the edge of the much sought-after, historic village of Castle Acre, the property would benefit from a programme of decorative enhancement and personalisation, however, has also been the subject of extension to the rear elevation.

Briefly, the accommodation boasts 3 well-proportioned bedrooms, a further fourth bedroom/dining room with en suite shower room, dual aspect sitting room with feature fireplace, kitchen/breakfast room and a family bathroom. Coupled with this accommodation, the bungalow benefits from UPVC double glazed windows and external entrance doors throughout. Outside, there are gardens to both front and rear aspects with a driveway and detached double garage situated to the rear elevation.

Accommodation

UPVC part glazed external entrance door opening to:

Entrance Hall

Airing cupboard, two radiators, doors opening to all bedrooms, the bathroom and kitchen, further door opening to:

Sitting Room

17' 11" x 10' 9" (5.46m x 3.28m)

Exposed brick fire surround with display plinths and hearth, radiator, television point, carpet flooring, dual aspect with UPVC double glazed bow window to the front and UPVC double glazed window to the side.

Kitchen / Breakfast Room

11' 9" x 9' 7" (3.58m x 2.92m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over in wood finish, inset stainless steel 1 1/2 bowl sink and drainer, tiled splash backs and surrounds, built-in eye-level double oven, fitted electric hob with extractor hood over, wine rack, breakfast bar, floor mounted oil fired central heating boiler, radiator, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

Bedroom 1

10' 1" x 9' 8" (3.07m x 2.95m)

Radiator, carpet flooring, UPVC double glazed bow window to the front aspect.

Bedroom 2

10' 2" x 9' 8" (3.10m x 2.95m)

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Bedroom 3

9' 10" + door recess x 8' 9" (3.00m + door recess x 2.67m)

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Dining Room / Bedroom 4

12' 11" x 10' 7" (3.94m x 3.23m)

Radiator, television point, carpet flooring, UPVC double glazed French style doors opening to the rear garden, door opening to:

En Suite Shower Room

6' 2" x 5' 10" (1.88m x 1.78m)

Suite comprising low level w.c, hand wash basin and shower enclosure with inset tiling and shower unit, UPVC double glazed window to the rear aspect.

Family Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

Suite comprising low level w.c, hand wash basin and panelled bath, tiled splash backs and surrounds, radiator, extractor fan.

Outside

To the front of the property, there is a lawned garden area with established borders and mature hedging, providing screening to the front elevation.

The rear garden is laid mainly to lawn with well-stocked flower and shrub borders, paved patio seating area, pathways and retaining hedge and fencing. A shared driveway leads to timber double five-bar gates, which open out to the property's own private driveway, also giving access to a detached garage set to the rear elevation.

Detached Double Garage

Up and over door to the front aspect.

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.

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, sport and leisure facilities and Swaffham is also on an excellent bus route. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Agents Note

We understand that this property has a shared driveway with the neighbouring property, giving access to their respective property boundary. Further details of this can be obtained from the vendors solicitor at the time of purchase.

directions to this property:

Leave Swaffham via the A1065 and after several miles take the left hand turn for Castle Acre, just before the George & Dragon public house. Proceed along Newton Road into the centre of the village and continue straight over High Street/Massingham Road, past the shop and onto Back Lane. The property will be found along Back Lane on the left hand side, identified by our William H Brown "For Sale" board, before the turning for Little Lane.



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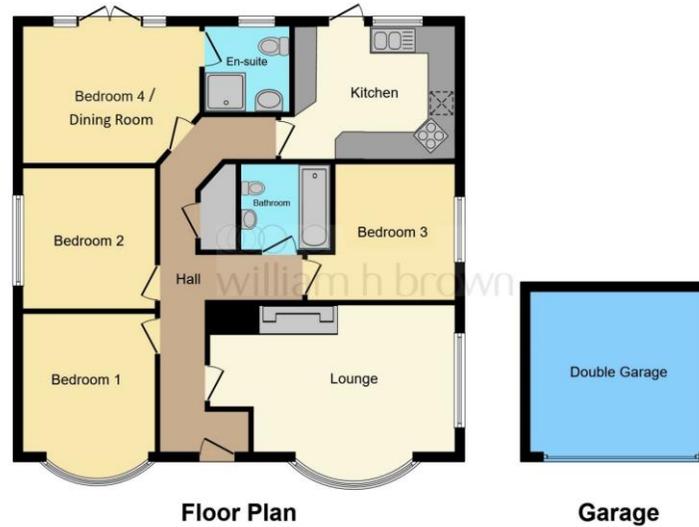


welcome to

Orchard Villa, Back Lane, Castle Acre, King's Lynn

- NO ONWARD CHAIN!
- Extended 3/4 double bedroom detached bungalow
- Non-estate location within Castle Acre, arguably one of Norfolk's most sought-after villages
- Mature front and rear gardens, driveway and detached double garage
- Generous dual aspect sitting room with feature fireplace
- Dining room/bedroom 4 with en suite shower room and French doors opening to the rear garden
- Oil fired radiator central heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: E



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.

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM109525 - 0005

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