



**Pales Green, Castle Acre, King's Lynn, PE32 2AL**

**welcome to**

## **Pales Green, Castle Acre, King's Lynn**

>> **NO ONWARD CHAIN!** A stunning 3 bedroom detached cottage of brick & flint elevations, occupying a non-estate position within this highly sought-after village. Boasting an 18' lounge with feature fireplace and 19' kitchen/dining room, together with gardens, shared driveway, garage and more!

We are extremely pleased to bring to the market this charming 3 bedroom detached cottage, of 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.

In brief, the ground floor accommodation comprises; entrance hall with stairs rising to the first floor landing, cloakroom w.c, generously sized lounge with feature fireplace and a large 19' dual aspect kitchen/dining room. This is complemented on the first floor by three great sized bedrooms and the family bathroom. Coupled with this accommodation, the property further benefits from oil fired central heating and UPVC double glazed windows throughout. Outside, there are front and rear gardens, shared driveway and a garage.

Offered with NO ONWARD CHAIN, an internal inspection is essential to fully appreciate the accommodation and location offered for sale!

### **Accommodation:**

Part glazed external entrance door opening to:

#### **Entrance Hall**

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, LVT wood effect flooring.

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

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

#### **Lounge**

18' 2" x 14' 4" max ( 5.54m x 4.37m max )

Feature fireplace, two radiators, television point, carpet flooring, UPVC double glazed window to the rear aspect, UPVC glazed French style doors opening to the rear gardens.

#### **Kitchen / Dining Room**

19' 2" x 9' 9" ( 5.84m x 2.97m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for under counter fridge and freezer, built-in oven and fitted hob with cooker hood over, plumbing for washing machine, television point, LVT flooring, dual aspect UPVC double glazed windows to the front and side.

#### **First Floor Landing**

Doors opening to all bedrooms and the family bathroom.

#### **Master Bedroom**

16' 11" x 9' 3" ( 5.16m x 2.82m )

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

#### **Bedroom 2**

9' 2" x 8' 6" ( 2.79m x 2.59m )

Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.





### Bedroom 3

7' 11" x 7' 11" ( 2.41m x 2.41m )

Radiator, carpet flooring, built-in storage cupboard, UPVC double glazed window overlooking the front aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath with shower over, airing cupboard, radiator, UPVC double glazed window overlooking the front aspect.

### Outside

The front of the property is set with a small stocked border area with a pathway leading to the main entrance door. A shared driveway leads to the rear elevation and gives access to the garage.

The rear gardens are enclosed with a paved patio seating area, stocked borders and retaining fencing with a personal entrance gate, opening to the gravel storage area and garage.

### Garage

Located behind the rear garden with an up and over door, power and lighting connected.

### 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 & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

### 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.

### 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.



**view this property online** [williamhbrown.co.uk/Property/SFM109228](http://williamhbrown.co.uk/Property/SFM109228)



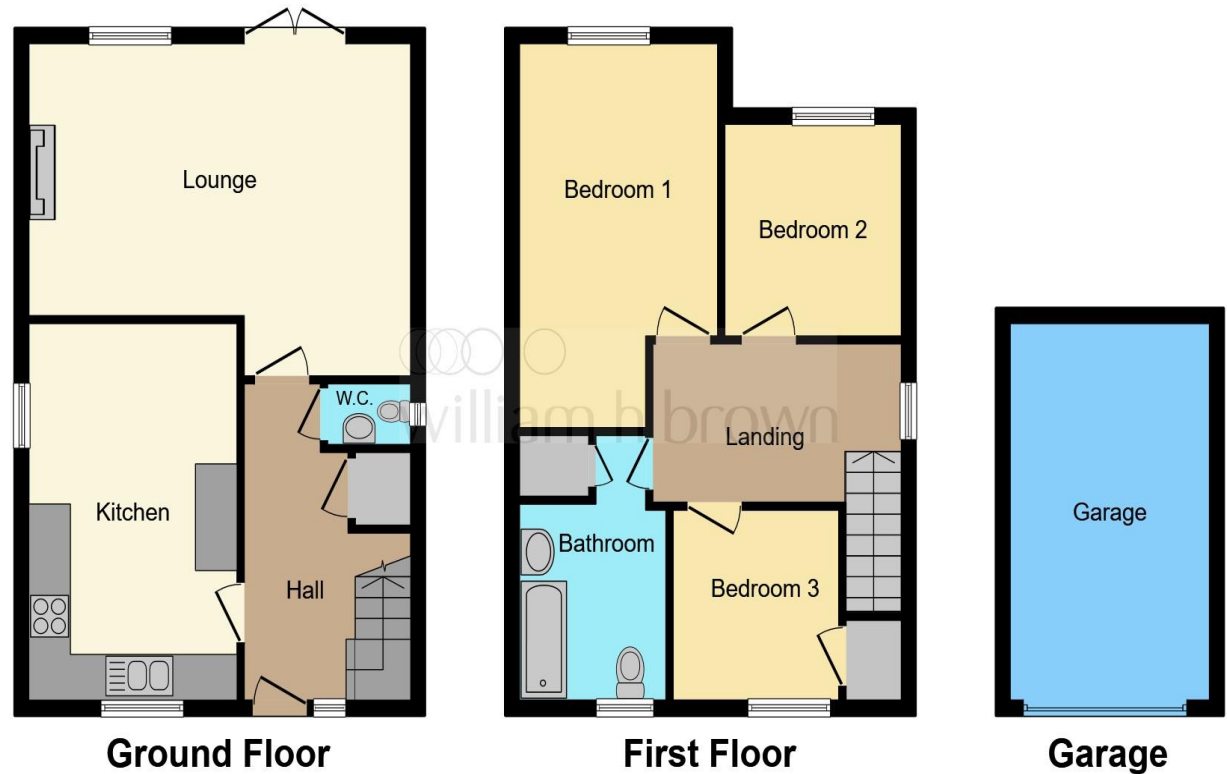
welcome to

## Pales Green, Castle Acre, King's Lynn

- **NO ONWARD CHAIN!**
- Delightful 3 bedroom detached cottage
- Garage and off-road parking
- Front and rear gardens
- Cosy lounge with feature fireplace
- Large dual aspect kitchen/dining room
- Oil fired central heating and UPVC double glazed windows
- Non-estate position within the village of Castle Acre, arguably one of Norfolk's most sought-after villages

Tenure: Freehold EPC Rating: D

offers in excess of **£350,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/SFM109228](http://williamhbrown.co.uk/Property/SFM109228)



Property Ref:  
SFM109228 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



31-33 Market Place, SWAFFHAM, Norfolk, PE37  
7LA



[williamhbrown.co.uk](http://williamhbrown.co.uk)