



Pales Green, Castle Acre, PE32 2AL

welcome to

Pales Green, Castle Acre King's Lynn

>> NO ONWARD CHAIN! A well presented 3 bedroom detached cottage, occupying a non-estate position within the highly sought-after village of Castle Acre. Boasting an 18' lounge with French doors to the garden, large dual aspect kitchen/dining room, gardens, shared driveway, garage and more!



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, fruit & 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.



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welcome to

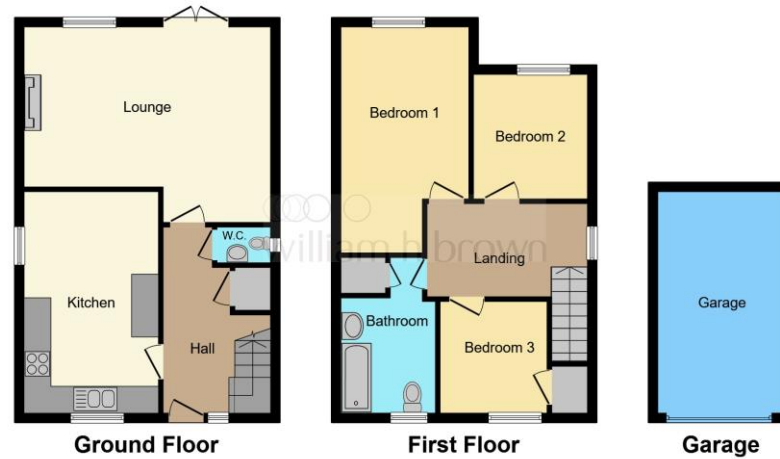
Pales Green, Castle Acre King's Lynn

- NO ONWARD CHAIN!
- Delightful 3 bedroom detached cottage
- Front and rear gardens, garage and off-road parking
- Lounge with feature fireplace and French doors to the garden
- Large dual aspect kitchen/dining room

Tenure: Freehold EPC Rating: D

offers in excess of

£325,000



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



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Property Ref:
SFM109228 - 0010

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