



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

welcome to

Pales Green, Castle Acre King's Lynn

>> CHAIN FREE! A charming 3 bedroom cottage style home, located in the heart of this historical conservation village. With attractive flint-faced elevations, the property offers spacious accommodation with a dual aspect lounge, dual aspect kitchen/dining room, garage, gardens and much more...



Accommodation:

Tiled storm canopy with UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, radiator, telephone point, ceramic tiled flooring, UPVC double glazed window to the front aspect, doors opening to the lounge, kitchen/dining room and ground floor w.c.

Ground Floor W.C

(Sloping ceiling) Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator.

Lounge

20' 3" x 9' 9" extending to 11' 5" max (6.17m x 2.97m extending to 3.48m max)
Feature open fireplace with brick surround, pamment tiled hearth, coal bucket and fireguard, two John Lewis sofas, coffee table, timber table (former dressing table, mirror available), Easy chair, curtains and rails, shabby-chic bookcase, two brass-finish standard lamps, two radiators, television point, wood effect flooring, dual aspect with UPVC double glazed window to the front and UPVC glazed French style doors opening to the rear garden.

Kitchen / Dining Room

16' 7" x 13' 5" max narrowing to 8' 4" (5.05m x 4.09m max narrowing to 2.54m)
A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, fitted dresser unit with storage under and display shelving over, space for oven with concealed cooker hood over, Beko fridge-freezer, Bosch washer-dryer, Bosch dishwasher, built-in under-stairs storage cupboard, radiator, ceramic tiled flooring, dual aspect UPVC double glazed windows to the side and rear, UPVC part glazed external entrance door opening to the rear garden.

First Floor Landing

Curtain rail and curtains, mirror, radiator, loft access, carpet flooring, UPVC double glazed window overlooking the front aspect, doors opening to all bedrooms and the family shower room.

Bedroom 1

16' 7" x 8' 4" (5.05m x 2.54m)
John Lewis double bed frame, John Lewis chest of drawers, John Lewis storage wardrobe, white wicker chest, two wicker chairs, two bedside tables, radiator, television point, wood effect flooring, dual aspect UPVC double glazed windows overlooking the side and rear.

Bedroom 2

12' 2" x 6' 10" (3.71m x 2.08m)
John Lewis double bed frame, two bedside stools, wicker chair, curtains and rail, 4 shabby-chic hooks, radiator, wood effect flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 3

7' 8" x 6' 9" (2.34m x 2.06m)
Single bed frame, bedside table, bedside lamp, wicker chest, curtain rail, white shelving unit, radiator, telephone point, wood effect flooring, UPVC double glazed window overlooking the front aspect.

Family Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under and quadrant shower cubicle with inset tiling and shower unit, airing/boiler cupboard, heated towel rail, fully tiled walls, extractor fan, UPVC double glazed window overlooking the rear aspect.

Outside

To the front of the property, there is a small wood-chip low maintenance border area with shrub beds and paved steps lead up to the main entrance door. A shared single-carriage driveway opens to a further gravelled area and gives access to the to the garage.

The charming rear garden is enclosed and laid mainly to courtyard style, for ease of maintenance, with paved patio seating areas, raised timber decked seating area, an array of flower and shrub bed borders, outside tap, timber garden storage shed and a retaining wall of brick and flint construction provides a characterful back-drop. A personal entrance gate opens to the gravelled area and garage. The oil tank for this property is just 3 years old and is double steel skin, meeting the new fire regulations.

Garden Shed

Workbench with vice, 4 budget garden chairs and small table.

Garage

18' 5" x 9' 1" max (5.61m x 2.77m max)
The single garage for this property is a generous size with a white electronically operated up and over door. It is one of two garages situated at the end of a large off-road parking area, shared between 72, 73 and 73a. There is also a half width space next to the kitchen wall allowing for additional on-road parking.

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 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.

Agents Note

The vendor informs us that the items of furniture noted within these particulars are to be included in the sale. If any/all items are not required, please inform William H Brown at the point of offer stage.



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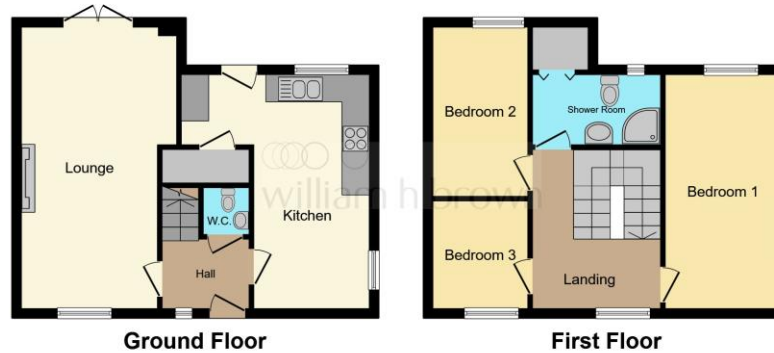
Pales Green, Castle Acre King's Lynn

- NO ONWARD CHAIN!
- Non-estate position within the village of Castle Acre, arguably one of Norfolk's most sought-after villages
- Well-proportioned 3 bedroom cottage with furniture included (if desired)
- Enclosed rear garden, garage and shared driveway
- Dual aspect lounge with open fireplace and French doors to the garden

Tenure: Freehold EPC Rating: D

offers in the region of

£315,000



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.localagent.com



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